

# **AGENDA**

## **SPECIAL MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HOLLISTER REDEVELOPMENT AGENCY**

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**DATE: Thursday, April 5, 2012 Time: 3:00 P.M. City Hall 375 Fifth Street, Hollister, CA**

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***ANYONE WISHING TO ADDRESS THE OVERSIGHT BOARD PLEASE STEP  
FORWARD AND STATE YOUR  
NAME AND ADDRESS TO THE SECRETARY***

This Oversight Board has been created pursuant to §34161 through §34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the City of Hollister Redevelopment Agency. In accordance with Health and Safety Code §34179 (h), all Oversight Board actions shall not be effective for three business days, pending a request for review by the State Department of Finance ("Department"). In the event that the Department requests a review of a given Oversight Board action, it shall have ten days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the Department.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call:** Members: Jamie De La Cruz, Raymond Friend, Clint Quilter, Holly McWhinnie, Helen Swanson, John Tobias,

**IV. Verification of Agenda Posting**

**V. Approval of Minutes: None**

**VI. Communications from the Public on Items Not Listed on the Agenda:** This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Oversight Board. When the Oversight Board calls your name, please come to the podium, state your name and address for the record, and speak to the Board. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Oversight Board from discussing or taking action on any item not on the agenda

**VII. Consent – None**

**VIII. NEW BUSINESS**

**A. Introduction of Oversight Board and Staff**

**B. Installation of Officers**

**C. Election of Board Chair and Vice Chair**

**D. Overview Redevelopment Agency Law and the former City of Hollister Redevelopment Agency – Oral Report**

**E. Discussion of the Purpose of the Oversight Board and Update on Pending Legislation**

**i. Report on the roles and duties of the Successor Agency, Oversight Board, County Clerk-Auditor and the Department of Finance**

**ii. Report on pending Legislation related to the Dissolution Act**

**F. Administrative actions for organization of the first Oversight Board of the former City of Hollister Redevelopment Agency (RDA)**

**i. Determination of Meeting Schedule**

**ii. Designation of Contact Person for Department of Finance Inquiries**

**iii. Consider formulation of bylaws and policies, rules and procedures for the Oversight Board and for conducting meetings.**

- G. Oral Report on the Fiscal Status of the Dissolved Agency**
  - i. Receipt of Annual Financial Report Audit of the Agency for Fiscal Year Ending June 30, 2011**
- H. Consider approval of the Uncertified Recognized Obligation Payment Schedule (January 1 - June 30, 2012) – Resolution 2012-01 OB**
- I. Direct Successor Agency to Transfer Housing Assets of the Former City of Hollister Redevelopment Agency to the Housing Successor – Resolution 2012-02 OB**

**IX. Public Hearings: None**

**X. Department Reports:**

**XI. Oversight Board Reports:**

#### **ADJOURNMENT**

**NEXT REGULAR MEETING:** To be determined

Materials related to an item on this Agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, 420 Hill Street "A", Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m. and the last Friday of the month). Such documents are also available on the City of Hollister website at [www.hollister.ca.gov](http://www.hollister.ca.gov) subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

## **STAFF REPORT**

### **OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HOLLISTER AGENDA**

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**DATE:** March 28, 2012

**STUDY SESSION DATE:** N/A

**AGENDA ITEM:** VIII-F - Report

**MEETING DATE:** April 5, 2012

- **TITLE OF ITEM:** Administrative approvals for organization of the Oversight Board of the former City of Hollister Redevelopment Agency (RDA)
- **BRIEF DESCRIPTION:** Administrative tasks for the organization of the first oversight board including appointment of a Chair and Vice Chair, setting a meeting schedule, and designation of a contact person for Department of Finance inquiries regarding Oversight Board activities and introduction of draft policies and procedures for conducting meetings.
- **STAFF RECOMMENDATION:** Staff recommends that the Board consider the staff report, discuss and by motion take the following actions:
  1. Elect a Chair and Vice Chair to serve a one year term
  2. Set a date for meetings monthly meetings
  3. Designate the Development Services Director as the contact person for Department of Finance inquiries regarding Oversight Board actions.
  4. Staff has prepared draft policies and procedures for conducting meetings that are attached to this transmittal. Staff recommends that the board review the draft bylaws and policies, rules and procedures, identify any changes and direct staff to prepare the documents for adoption at the next meeting.

**DEPARTMENT SUMMARY:** The Dissolution Act includes a legal framework for the Oversight Board Meetings from the standpoint that a quorum is required to transact business, a majority vote is required to take an action, the Board must elect a chairperson and the meetings will be subject to The Brown Act, the California Public Records Act and the Political Reform Act of 1974. Staff is available to provide further information or review these laws with Board members upon request. All members of the Board must submit a Form 700 Statement of Economic Interest by April 30<sup>th</sup> to the City Clerk.

Staff recommends that the Oversight Board appoint a Chair as well as a Vice Chair to serve from this April to June 30, 2013 for the first year.

It is anticipated over the next two years multiple meetings will be required by the first Oversight Board to establish policies and procedures for disposition of assets, to become familiar with the finances and assets of the former Hollister Redevelopment Agency (RDA), review Recognized Obligation Payment Schedules at six month intervals and consider any changes required by the State Department of Finance. Staff is recommending that the Board establish a schedule for monthly meetings at a prescribed

## Staff Report – Administrative Oversight Board Actions - April 5, 2012

date and time. Attached is a preliminary timeline with anticipated agenda items and possible bi-weekly meetings until June 2012. Several of the Board members serve on Commissions or as staff to agencies that require night meetings. Staff would like to suggest a possible meeting time of 3:00 p.m. on Thursday afternoons on a specified week of the month (e.g. first Thursday).

The Oversight Board will approve documents that will be forwarded to the State Department of Finance for final review such as the Recognized Obligation Payment Schedule. Section 34179 (h) of the Dissolution Act requires each Oversight Board to designate an official that the Department of Finance may contact when it reviews Oversight Board actions. Staff recommends that the Board appoint Bill Avera, Development Services Director to serve as the contact person to the Department of Finance.

The Dissolution Act does not require Oversight Boards to formulate bylaws or policies, rules and procedures for conducting meetings. Staff recommends that the Board adopt bylaws as well as draft policies, rules and procedures for conducting meetings. Staff recommends that the Board consider the draft documents and identify any changes and direct staff to prepare the documents for adoption at the next meeting.

**ATTACHMENTS:** Preliminary Timeline, Draft bylaws and Policies and Procedures,

**CONTACT PERSON:** Mary M. Paxton (831) 636-4316 Ext 16

**DEPARTMENT HEAD:** William B. Avera (831) 636-4360

## Preliminary timeline

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# BYLAWS OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE CITY OF HOLLISTER REDEVELOPEMNT AGENCY

## 1.1 OVERSIGHT BOARD

1.1.1 Name of Authority. The official name shall be the "Oversight Board of Successor Agency to the City of Hollister Redevelopment Agency" (herein referred to as "Oversight board")

1.1.2 Place of Meeting. The office and regular place of the Oversight Board shall be a the City of Hollister City Hall, 375 Fifth Street, California. The Oversight Board may hold its meetings at such other locations at the Oversight Board may from time to time designate by resolution, or the order of adjournment, or notice of call of any special meeting.

1.1.3 Powers. The Oversight Board shall be vested with all the rights, powers, duties privileges, and immunities established by the California Health and Safety Code Sections 34179, 34180 and 34181.

## 1.2 OFFICERS

1.2.1 Officers and Officials. The officers of the Oversight Board shall be composed of seven members. The members shall elect one of their members as the chairperson and select one of their members as the vice chairperson. All Oversight Board members shall be selected pursuant to the guidelines set forth in the California Health and Safety Code 34179. Other officials acting as its staff shall be the Executive Director of the Successor Agency, a secretary, and such other employees of the Successor Agency/and or City of Hollister as deemed necessary the Executive Director the Successor Agency.

1.2.2 Chairperson. The Chairperson of the Oversight Board shall preside at all meetings of the Oversight Board.

1.2.3 Vice-Chairperson. The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson.

1.2.4 Secretary. The Director of the Successor Agency shall serve as the Secretary to the Oversight Board. The Secretary shall keep the records of the Oversight Board, shall act as secretary at meetings of the Oversight Board, shall record all votes, keep a record of the proceedings of the Oversight Board in a journal of proceedings to be kept for such purpose and shall perform all duties incident to the office. The Secretary shall maintain a record of all official proceedings of the Oversight Board and its programs. In the absence of the

Secretary, the Executive Director to the Successor Agency shall appoint a member of the staff to act as Secretary.

1.2.5 Vacancies. The Oversight Board members serve at the pleasure of the agency who originally appointed the former member. When a seat of the Oversight Board becomes vacant, the position will be filled by a member appointed by the agency who originally appointed the former member. Such appointments are to take place within sixty (60) days of the creation of the vacancy. Vacation of the member at large board member appointed by the San Benito County Board of Supervisors shall be subject to the Mattie Act. The Governor may appoint individuals to fill a member position that remains vacant for more than sixty (60) days.

1.2.6 Compensation. Oversight Board member shall serve without compensation or reimbursement for expenses.

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**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF HOLLISTER ("FORMER RDA")  
POLICIES, RULES AND PROCEDURES**

**1. MEETINGS**

**1.1 REGULAR MEETINGS**

1.1.1 **Time and Place.** Regular meetings of the Oversight Board shall be held on the number DAY of each month at time p.m. in the City Council Chambers of City Hall or such other time and place as shall be specified by the Oversight Board.

**1.1.2 Agenda.**

1.1.2.1 *Agenda Items.* The Secretary to the Oversight Board determines which items are placed on the agenda and the timing for scheduling such items. Any member of the Oversight Board may request to have an item placed on an agenda.

1.1.2.2 *Changes in Agenda.* Except with the consent of the majority of the Oversight Board, items shall not be taken out of the prescribed order. No matters other than those listed on the agenda shall be acted upon by the Oversight Board except as permitted under applicable state law.

1.1.2.3 *Delivery and Posting of Agenda.* Barring insurmountable difficulties, the agenda for each regular meeting of the Oversight Board, and reports and other documentation related thereto, shall be delivered to the Board and made available to the public no later than seventy-two hours preceding the meeting to which the agenda pertains. The agenda shall conform to, and be posted in accordance with, applicable requirements of the California Government Code. Agendas shall be posted at least 72 hours prior to the time scheduled for the meeting on the bulletin board outside City Hall and at such other places within the City as has been designated for posting notices of Oversight Board meetings.

1.2 **ADJOURNED MEETINGS.** Any meeting may be adjourned to a time, place, and date certain, but not beyond the next regular meeting. Once adjourned, the meeting may not be reconvened.

**1.3 STUDY SESSIONS.**

1.3.1 **Notice and Agenda.** A study session is a meeting of the Oversight Board, provided a quorum is present. Regular study sessions shall be noticed, agendized, and conducted in compliance with state laws governing regular meetings of the Oversight Board. Special study sessions may be called in accordance with the procedures for special meetings of the Oversight Board and shall be noticed, agendized, and conducted in accordance with state law governing special meetings.

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1.3.2 Lack of Quorum. In the event that a quorum is lacking for a study session, the meeting may proceed as a briefing at the request of the Board Members present, but shall not be considered a meeting of the Oversight Board, and no minutes shall be kept and no direction shall be given to staff by majority consent except to place an item on a future agenda. The proceedings shall continue to be open to the public, public comments shall be taken as for regular study sessions, and all other rights of the public with respect to Oversight Board meetings shall be observed.

1.3.3 Limited Actions. Notwithstanding that a study session is a meeting of the Oversight Board, the Board by these rules has determined that study sessions are limited purpose meetings and that no formal vote or final action of the Oversight Board shall be taken, unless specifically noted on the agenda. The Board members may individually express their opinions and ask questions concerning a study session item, and may, by majority consent, give general direction to staff concerning further action to be taken prior to formal consideration of the item, but any final action or formal motions or vote required to effect Board approval or denial shall take place at a regular Board meeting. However, Board Members shall not express opinions, nor give directions to staff indicative of any opinions, regarding the approval, disapproval, granting or denial of any item for which a subsequent public hearing will be required prior to final action.

1.3.4 Time and Place. Study sessions may be held at a time or place determined by the Oversight Board if noticed and agendized as a special meeting and designated as a study session. A special meeting designated as a study session shall be subject to Section 1.4.

**1.4 SPECIAL MEETINGS.**

1.4.1 Notice. The Chairperson or a majority of the members of the Board may call special meetings of the Oversight Board upon not less than 24 hours notice and in accordance with Section 54956 of the California Government Code, and other applicable state statutes, as amended from time to time.

1.4.2 Matters Considered. Only matters contained in the notice of the special meeting may be considered.

1.4.3 Public Input. Public input is limited to those items listed on the special meeting agenda.

**1.5 SPECIAL JOINT MEETINGS.**

1.5.1 Calling of Meeting. Special Joint Meetings of the Oversight Board and the Hollister City Council as the Successor Agency to the Former City of Hollister Redevelopment Agency or other Taxing agencies (other than those whose governing boards are comprised of the City Council members) with territory in the former City of Hollister Redevelopment Project Area may be called and noticed in accordance with the rules for calling special meetings.

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1.5.2 Rules of Procedure. The rules of procedure governing such joint meetings shall be agreed to by the Board Chairperson and Mayor or the chairperson of the other taxing agencies in the former City of Hollister Redevelopment Agency Project Area. All rules and agenda formats shall conform to all applicable state and city laws and regulations.

**2. REGULAR MEETING AGENDA/ORDER OF BUSINESS**

2.1 Call to Order. The Chairperson (generally referred to as "the presiding officer") shall call the meeting to order as soon as a majority of the Oversight Board is present but no sooner than the time the meeting has been posted to commence. If the Chairperson or the Vice Chairperson is not present, the Secretary to the Board shall call the meeting to order and shall immediately call for the selection of a temporary presiding officer.

2.2 Pledge of Allegiance. The presiding officer shall designate any individual at the meeting to lead the Oversight Board, staff, and the public in reciting the Pledge of Allegiance to the United States flag.

2.3 Roll Call. The Secretary to the Oversight Board shall take a verbal roll call of all board members present at the meeting immediately after the Chairperson calls the meeting to order and the names of those present and absent shall be entered in the minutes. The order of roll call shall be left to right, except that the Chairperson shall be called last. If a majority of the Oversight Board is present, the presiding officer shall declare for the record that a quorum is present.

2.4 Verification of Agenda Posting. The Secretary to the Board shall verify that the agenda was posted at the time and in the manner required by law.

2.5 Minutes. Minutes of previous meetings will be agendaized for approval by the Board Members.

2.6 Petitions, Remonstrances and Communications.

2.6.1 Public Input. The public shall have an opportunity to directly address the Oversight Board on any item of interest to the public that is not on the agenda but is within the subject matter jurisdiction of the Oversight Board. Persons wishing to address the Oversight Board shall complete a Speaker's Card and give it to the Secretary to the Board prior to addressing the Board. When called by the presiding officer, speakers shall identify themselves at the podium by name and address. Any person having reason not to publicly reveal address information shall instead state whether that person is or is not a resident of the City of Hollister. Each speaker shall be entitled to speak during the public input period for a total of three (3) minutes, unless further time is granted by the Oversight Board. In cases where it appears that a large number of persons desire to address the Board on one subject, the presiding officer may limit public comments on any one subject to an aggregate of 15 minutes.

2.6.2 Board Responses. The Oversight Board is prohibited by state law from discussing or taking action on any item not appearing on the agenda unless the action is otherwise authorized by law. However, after being recognized by the presiding

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officer, board members may "briefly respond" to comments or questions from members of the public, ask a question for clarification, refer to staff for factual information, direct staff to report back at a subsequent meeting or direct staff to place the issue on a future agenda. Any statement or response offered by a Board Member during this portion of the agenda shall be deemed to express the individual position or opinion of the Board Member offering the same, and shall not be construed to bind the Oversight Board or the City in any manner.

2.6.3 Limitations on Public Comments. The making of oral communications to the Oversight Board by any member of the public during the "public comments" portions of the agenda shall be subject to the following limitations. These limitations shall apply in circumstances where the presiding officer is aware or is informed by the Secretary to the Board or other staff member that they apply.

2.6.3.1 *Issues pending before other bodies.* No speaker shall be permitted to address the Oversight Board on a topic which is currently before or about to be submitted for consideration by the City Council or another Board or legislative body at a public hearing before which the speaker should make his or her presentation, until that latter body has completed its deliberations and taken its final action.

2.6.3.2 *Public hearing.* No speaker shall be permitted to address the Oversight Board on a topic that is scheduled to be heard and determined by the Board in a public hearing at a subsequent time. Any speaker indicating a desire to speak on such a matter shall be informed of the date, time, and place of the hearing and directed to make comments during the public testimony portion of the public hearing, or, alternatively, to submit comments in writing and request that they be included in the record of such hearing.

2.7.1 Order of Proceedings. Generally, public hearings shall be conducted in the following order: Staff review and report; questions of staff by Oversight Board; hearing opened by Chairperson; presentation by proponent, applicant, or appellant; questions of proponent, applicant, or appellant by Board or staff; public testimony; rebuttal by proponent, applicant, or appellant if desired; hearing closed; questions by Oversight Board; discussion by Board; action by Oversight Board.

2.7.2 Public Testimony.

2.7.2.1 *Time Limits.* Questions, comments, and testimony from the public shall be limited to the subject under consideration. Depending upon the extent of the agenda, and the number of persons desiring to speak on an issue, the presiding officer may, at the beginning of the hearing, limit testimony from the public, but in no event to more than five (5) minutes per individual. Any person may speak for a longer period of time, upon approval of the Oversight Board, when this is deemed necessary in such cases as when a person is speaking as a representative of a group or has graphic or slide presentations requiring more time.

2.7.2.2 *Testimony After Closure of Hearing.* Once the hearing has been closed, no additional public testimony will be taken without a majority vote of the Oversight Board to reopen the hearing, even in cases where the item is continued to a future date for Board consideration. However, after the hearing has been closed, the Board may direct questions to the applicant or any other person who has testified during



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the hearing, and receive their answers, which shall be deemed to be part of the record of testimony at the hearing. In the event that public testimony is reopened to allow additional information or additional speakers, the proponent, applicant or appellant shall be permitted a reasonable time for rebuttal. Any request for reopening of the hearing shall be submitted in writing to the Secretary to the Board, who shall deliver it to the presiding officer in a manner calculated to be least disruptive to any proceedings under way.

2.7.3 Written Testimony. Testimony submitted in written form shall be added to the record of the hearing.

2.7.4 Testimony Under Oath. In any hearing before the Oversight Board, notice of which is to be published or posted, if the Oversight Board or any member thereof, or a proponent or opponent of the matter, requests that any or all participants in the proceedings testify under oath or affirmation (under penalty of perjury), the making of such request shall be set forth in the notice of hearing. Additionally, the notice of hearing shall state that the giving of testimony under oath or affirmation shall be voluntary as to each person wishing to be heard in the matter, and that any persons having a question or concern regarding the giving of testimony under oath or affirmation should consult an attorney of their own choosing and at their own expense. Each person testifying under oath or affirmation in any such proceeding shall, before so testifying, state on the record agreement to testify under oath or affirmation in the matter and having had an opportunity to choose and to consult with an attorney in respect thereto. Testimony submitted in written form shall be included as part of the record of the hearing if it is made under penalty of perjury. Upon request to the Secretary to the Board, each Board Member will receive sufficient notice prior to the time of publishing or posting of any hearing notice in order to make such a request.

2.7.5 Absent Board. If a decision is to be rendered at a meeting other than the meeting during which the public hearing took place, a Board Member who is absent during the public hearing shall not participate in the decision unless the Board Member has listened to or watched a tape of the entire public hearing.

2.7.6 Fair Hearing. The Board may discuss with any member of the public or listen to discussion of the facts of any quasi-judicial matter while such matter is pending before the Board, if the following guidelines are followed.

2.7.6.1 The fact of such discussions, and any content of such discussion which is germane to the pending matter, shall be disclosed on the record at the beginning of the public hearing prior to the taking of any statements from the public or permit applicants.

2.7.6.2 The Board may attend noticed public hearings before other boards and commissions but should not comment on or engage in any discussion at such hearings while the matter is pending before the Board or is anticipated to be heard by the Board. Information and evidence gained by The Board via their attendance at noticed public hearings before other boards and commissions need not be disclosed at later Board consideration of the same or related matter.

2.7.6.3 The Board may visit sites and properties that are the subject of pending proceedings, as long as the fact of such visits and any



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observations which are germane to the subject matter of the proceeding are disclosed on the record at the beginning of the public hearing prior to the taking of any statements from the public or permit applicants.

2.8 Reports of The Board. A Board Member may, during the time for reports and comments, report on activities representing the Board before other governmental agencies and at public events. Each Board Member may also bring to the Board's attention any item of new business under this portion of the agenda. Action on any matter of business not listed on the agenda shall be deferred until properly listed on the agenda for a subsequent Oversight Board meeting unless properly added to the agenda due to a need for immediate action pursuant to state law. If a Board Member requests that an item be added to a future agenda, the Oversight Board shall give direction to staff as to whether the matter should be placed on the agenda for a regular Council meeting, a study session, or a special meeting.

**3. PUBLIC COMMENTS AND ADDRESSING THE BOARD**

**3.1 Manner of Addressing the Oversight Board.**

3.1.1 Speaker Cards. Any member of the public desiring to address the Oversight Board shall fill out and present a speaker card to the Secretary prior to the presiding officer calling the item of business which the person desires to address, and when called by the presiding officer, shall proceed to the podium. After being recognized, the individual shall state the individual's name and address for the record. Any person having reason not to publicly reveal address information shall instead state whether that person is or is not a resident of the City of Hollister

3.1.2 Address Presiding Officer. All remarks and questions shall be addressed to the presiding officer or to the Oversight Board and not to any individual Board Member, staff member, or other person. No person shall enter into any discussion without being recognized by the presiding officer. It shall be the presiding officer's prerogative to determine the order of speakers on any agenda or non-agenda items, except to the extent that the order of speakers is determined by other policies.

3.1.3 Subject under Discussion. During public comments on matters on the agenda and public hearings, all remarks shall be limited to the subject under consideration.

3.1.4 Addressing the Oversight Board after the public comment period. After the public comment period has been concluded for any item, no member of the public shall address the Oversight Board on that item without first securing permission from a majority of the Commission.

3.1.5 Repetitious and Irrelevant Commentary. Irrespective of any time limits, the presiding officer may regulate or terminate the comments of a speaker when the presiding officer reasonably determines that the speaker is being unduly repetitious or engaging in extended discussion of irrelevancies. The presiding officer shall first issue a warning to the speaker and explain the reasons for the warning prior to terminating the speaker's time.



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3.1.6 Multiple Speakers. If it appears that several speakers desire to speak regarding a single topic, the presiding officer may reasonably limit the number speaking as to each side of an issue. Preference may be given to speakers who represent groups of persons who have designated a spokesperson. In the presiding officer's discretion, if beneficial to the Board's understanding of an issue or more efficient in conducting Oversight Board business, the presiding officer may, but shall not be required to, allow grouping of speakers into a coordinated presentation.

**3.2 Written Correspondence**

3.2.1 Included in Agenda Packet. Any written communication relating to a matter pending, or to be brought before the Oversight Board shall, whenever possible, be included in the agenda packet for the meeting at which such item is to be considered. If received after the delivery of the agenda packet, it shall be distributed to all persons receiving the agenda packet and all others requesting such information as soon as practicable after receipt.

3.2.2 Written Public Comments. Public comments submitted in written form shall be copied and distributed to all members of the Oversight Board, the Secretary to the Board, and the Board Attorney.

3.3 Persons Authorized to Be Within Platform Area. While the Oversight Board is in session, no person except City officials shall be permitted within the area of the Council Chambers forward of the speaker's podium without the invitation or consent of the presiding officer.

**3.4 Public Comments at Regular and Adjourned Regular Meetings.**

3.4.1 Public Comments on Matters not on the Agenda - see Section 2.6 above.

3.4.2 Public Comments On Matters on the Agenda. Public comments shall be taken as to each item as the presiding officer calls that item for consideration. Each member of the public requesting to speak shall be allowed three (3) minutes to complete comments.

3.4.3 Public Comments at Special Meetings. At special meetings of the Oversight Board, no public comments will be taken on matters not on the agenda. Public comments on matters on the agenda shall be taken as to each item as the presiding officer calls that item for consideration. However, with respect to special joint meetings with the City Council or other planning or taxing agencies, public comments on matters on the agenda shall be taken in any manner consistent with state law and agreed to under Section 1.5 above. Each member of the public requesting to speak shall be allowed three (3) minutes to complete comments.

3.4.4 Public Comments at Study Sessions. A public comment period, entitled "Public Comments on Matters Either on the Agenda or not on the Agenda Under the Jurisdiction of the City Council" shall be included as part of the study session agenda. Such public comments shall be taken prior to the Board taking up any business items. A limit of three (3) minutes shall be imposed upon each person so desiring to address the Council during the public comment period.



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3.4.5 Public Comments on Matters on Closed Session Agendas. The public shall be permitted to make comments on matters on the closed session agendas prior to the holding of each closed session in accordance with state law. Each speaker shall be limited to three (3) minutes.

**4. CONDUCTING BUSINESS AT MEETINGS**

4.1. Notice of Meetings. Notice of regular meetings, special meetings, study sessions and adjourned meetings shall be given in accordance with state law. Notice of all meetings shall be posted on the Successor agency's Internet Web site as required by state law at the same locations where City Council notices are posted. Inadvertent failure of the Secretary to post notice at that location shall not invalidate any meeting so long as the posting actually done by or under the direction of the Secretary complies with state law for posted notices.

**4.2 Quorum and Required Majorities.**

4.2.1 Majority Quorum and Majority Vote. Pursuant to Section 34179 (e) of the Dissolution Act which authorized the formation of the Oversight Board, unless otherwise provided for in the Municipal Code, a majority of the Oversight Board shall be a quorum sufficient to do business. **Except as provided by law, motions may be passed 3-1 if only 4 attend.**

4.2.2 Emergency Items. Discussion and action on an item not appearing on the posted agenda of regular meetings, regular study sessions, and closed sessions may occur if an emergency situation as defined in California Government Code Section 54956.5 is determined to exist by a majority vote of the Board.

4.2.3 Need For Immediate Action. Discussion and action on an item not appearing on the posted agenda may occur if the legislative body determines by a two-thirds vote of the members of the legislative body present at the meeting (or a unanimous vote if less than two-thirds of the members are present) that there is both: a) the need to take action immediately, and; b) that the need for action came to the attention of responsible officers of the City after the agenda was posted.

4.2.6 Legally Required Participation. If a majority of the Oversight Board is disqualified to vote on a matter by reason of a conflict of interest, the Board shall select by lot or other means of random selection, or by such other impartial and equitable means as the Board shall determine, that number of its disqualified members which, when added to the members eligible to vote, shall constitute a quorum. Any disqualified member so chosen shall not participate in any discussion of the item and shall participate in voting only to the minimum extent required for a lawful and legal decision.

4.3 Conclusion of Meetings. The Board shall endeavor to adjourn all regular, adjourned or special meetings of the Oversight Board, including study sessions, at 10:00 p.m. or as soon thereafter as any matter then being considered is concluded. The Board may, by motion and majority vote, continue the meeting after such time. However, continuing the meeting after such time without such motion or vote shall not invalidate any action taken.



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**5. PRESIDING OFFICER**

**5.1 Chairperson and Vice Chairperson**

5.1.1 Chairperson as Presiding Officer. The Chairperson shall be the presiding officer at all meetings of the Oversight Board. In the absence of the Chairperson, the Vice Chairperson shall preside. In the absence of both the Chairperson and Vice Chairperson, the Secretary shall preside temporarily and shall immediately call for the Board to elect one of their number as a temporary presiding officer to serve until the arrival of the Chairperson or Vice Chairperson or until adjournment, whichever first occurs. A temporary presiding officer so elected shall be referred to by the Board, City Staff, and the public as "Mister Chairperson" or "Madame Chairperson" as appropriate to gender.

**5.2 Selection of Chairperson and Vice Chairperson.**

5.2.1 Annual Selection. Each year at its first regular meeting in July, the Oversight Board shall meet to choose one of its number as Chairperson and another of its number as Vice Chairperson. The new Chairperson and Vice Chairperson shall be installed and sworn immediately following their selection.

5.2.2 Term of Office. The Chairperson and Vice Chairperson shall serve until the next meeting scheduled for selection of those offices, and thereafter until their successors have been duly selected and assume office.

5.2.3 Participation of Presiding Officer. The presiding officer (except the Secretary, when acting as presiding officer) may move, second, and debate from the chair, subject only to such limitations of debate as are imposed on all Board members. The presiding officer shall not be deprived of any of the rights and privileges of a Board member by reason of acting as presiding officer.

5.2.4 Question to Be Stated. The presiding officer should restate or cause to be restated each question immediately prior to debate and discussion and again prior to calling for the vote. Following the vote, the presiding officer should announce whether the question carried or was defeated and the vote totals. Before proceeding to the next item of business, the presiding officer may also state the effect of the vote for the benefit of the audience.

5.2.5 Rulings of Presiding Officer Final Unless Overruled by Board. In presiding over Oversight Board meetings, the presiding officer shall, with due consultation with the Oversight Board Attorney?, decide all questions of interpretation of these rules, points of order or other questions of procedure requiring rulings. Any such decision or ruling shall be final unless overridden or suspended by a majority vote of the Board members present and voting and shall be binding and legally effective (even if clearly erroneous) for purposes of the matter under consideration.

**6. RULES, DECORUM, AND ORDER**

6.1 Maintenance of Order. The presiding officer is responsible for the maintenance of order and decorum at all times.



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6.2 **Points of Order.** The presiding officer shall determine all points of order subject to appeal to the Oversight Board. If any appeal is taken, the question shall be "Shall the decision of the presiding officer be sustained" in which event a majority vote shall govern and conclusively determine such question of order.

6.3 **Language.** All Board members, staff members, and members of the public should speak respectfully and avoid the use of profanity, vulgarity and slanderous comments. The presiding officer shall use his or her best efforts, short of enforcement action, to remind and encourage all participating in the meeting to keep their speech respectful towards others and within bounds appropriate for children and persons of sensitivity toward coarse language as a courtesy to others present or otherwise viewing Board meetings.

6.3.1 **Disruption of Meeting.** No person who addresses the Board shall make any belligerent, personal, impertinent, irrelevant, redundant, slanderous, loud, threatening, abusive or disparaging remark, statement or commentary toward the Board, staff, or other individuals in a manner which disrupts, disturbs, or otherwise impedes the orderly conduct of the Board meeting, nor shall any person engage in any other disorderly conduct which so disrupts, disturbs or impedes the orderly conduct of the meeting. Any violation of this rule shall be grounds for terminating the citizen's comment period. Continued inappropriate behavior or comments, after having been directed to discontinue, shall be grounds for removal from the meeting. Board members shall not be belligerent or make disparaging commentary toward the speaker. The presiding officer may call for a short recess should a member of the public become disruptive or agitated so as to interfere with the normal conduct of business. Nothing in this section shall prohibit or discourage orderly criticism of any City decision or policy within the limits of these rules.

6.3.2 **Clearing the Room.** As set forth in Government Code Section 54957.9, in the event that any meeting is willfully interrupted by a person or groups of persons so as to render the orderly conduct of such meeting infeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the presiding officer of the Oversight Board may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Duly accredited representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the Oversight Board from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.

6.4 **Decorum and Order – Board Members.**

6.5.1 **Manner of Speaking.** Any Board Member desiring to speak shall first address the presiding officer. Upon recognition by the presiding officer, the Board Member shall speak only to the question under debate.

6.5.2 **Questioning Staff.** A Board Member desiring to question the staff should address his or her question to the Successor Agency Staff, or, in appropriate cases, to the Secretary or if present, the Oversight Board Attorney, who shall be entitled either to answer the inquiry or to designate some staff member for that purpose. Such a

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designation may be made at the time of any staff presentation or on the agenda listing for the item.

6.5.3 Interruptions. Once recognized, a Board Member shall not be interrupted while speaking unless called to order by the presiding officer, or unless a point of order is raised by another Board Member, or unless the speaker chooses to yield to questions from another Board Member .

6.5.4 Limitation of Debate. No Board Member shall speak for more than five (5) minutes each time that member has the floor, without the approval of a majority vote of the Oversight Board. No Board Member normally should speak more than once upon any one subject until every other member choosing to speak thereon has spoken. The five-minute limit set forth herein shall not apply to remarks by a Board Member under Reports of the Board.

6.5.5 Dissents, Protests, and Comments. Any Board Member shall have the right to express dissent from, or protest to, or comment upon, any action of the Oversight Board and have the reason entered in the minutes. If such dissent, protest or comment is desired to be entered in the minutes, this should be made clear by language such as, "I would like the minutes to show that I am opposed to this action for the following reasons . . ."

6.5.6 Board Conduct. Members of the Board shall not engage in debate with a member of the public at Oversight Board meetings since these debates seldom resolve concerns and many times inflame feelings at a public meeting. The Board members are expected to interact with one another with mutual respect and courtesy. Derogatory, snappy, or sarcastic comments towards another Board or a member of the public are inappropriate. The Board shall treat Successor Agency employees with courtesy and respect. If a Board Member is concerned or has a question about an employee's performance, the matter should be addressed through the city manager. The Board shall refrain from publicly criticizing the conduct or performance of a particular employee.

6.5.7 Representing Majority Decision vs. Individual Opinion. If a member of the Oversight Board appears before another governmental agency or organization to give a statement on an issue affecting the Oversight Board, the Board Member should first indicate any majority position and opinion of the Oversight Board. Personal opinions and comments may be expressed only if the Board clarifies that these statements do not represent the position of the Oversight Board.

6.6 Decorum and Order - Members of the Public. Members of the audience shall not address the Board, the presiding officer, the staff or other members of the public except during public comment periods. When a member of the audience has important information, answers to questions raised during Board deliberations, or new evidence for Board consideration after the closing of the public comment period applicable to that item, the member of the public shall request to be recognized by the presiding officer by means of a speaker form submitted to the Secretary, or by silently standing or raising a hand. Persons unable to stand or raise a hand may use such other means, including speaking out loud, if necessary, as are reasonably calculated to attract the attention of the presiding officer with the least disruption to the proceedings. The presiding officer shall have discretion to deny the request or briefly question the person



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regarding the general nature of the information held by the audience member, or the relevance and importance of the information. If the presiding officer deems the answers to such questions worthy of Board consideration, the presiding officer shall ask for the Board to indicate, by majority consent, whether they wish to hear and consider the comments.

6.7 Decorum and Order - Employees. The City Manager shall insure that all city employees observe proper rules of decorum. Any staff members, including the City Manager, desiring to address the Oversight Board or members of the public shall first be recognized by the presiding officer. All remarks shall be addressed to the presiding officer or to the Oversight Board and not to any one individual Board or member of the public.

### **6.8 Conflict of Interest and Disclosure.**

6.8.1. Applicable Law. All Board members are subject to the provisions of conflicts of interest codes adopted by the City Council, and California law governing conflicts of interest, including, but not limited to, the Political Reform Act (Chapter 7, Title 9, of the California Government Code, Section 87100, et seq.) and regulations adopted pursuant thereto; Government Code section 1090 relating to the making of contracts; and the common law doctrine against conflicts of interest.

6.8.1.1 *The Political Reform Act.* The Political Reform Act ("PRA") prohibits public officials from making, participating in, or in any way attempting to use their official position to influence a governmental decision in which they know or have reason to know they have a financial interest. The definition of who is a public official, what constitutes a governmental decision and a financial interest, and the requirements of disclosure and disqualification, are contained in regulations adopted by the Fair Political Practices Commission.

6.8.1.2 *Government Code Section 1090.* City officers and employees are prohibited under Government Code section 1090 from having financial interests in contracts made by them or by any board or body of which they are members.

6.8.1.3 *Common Law Doctrine Against Conflicts of Interest.* The common law doctrine against conflicts of interest is the judicial expression of the public policy against public officials using their official positions for private benefit. This doctrine requires public officials to abstain from participating in cases where the public official's private financial interest may conflict with his or her official duties.

6.8.2 No Participation. Any Board Member prevented from voting because of a conflict of interest shall refrain from any participation with respect to that item, including but not limited to questions, comments, debate, and voting. Such Board Member shall leave the Council Chambers during debate and voting on the issue.

## **7. PARLIAMENTARY AND VOTING PROCEDURE.**

7.1 Parliamentary Procedure. The purpose of parliamentary rules of procedure is to expedite the transaction of business in an orderly fashion. All procedural matters not otherwise provided for in or controlled by state law or by any ordinance, resolution, rule or regulation of the City, or State shall be governed by Rosenberg's

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Rules of Order (League of California Cities 2003). A copy of said Rules shall be maintained on file in the Office of the City Clerk. However, no resolution, or other action of the Oversight Board shall be invalidated or the legality thereof otherwise affected by the failure or omission of the Board to observe or follow such rules. It is the intent of the Oversight Board not to become entangled over parliamentary procedure. Issues relating to the conduct of a meeting are determined by the Chairperson, subject to appeal to the full Board.

**7.2 Motions.** A motion is the way that business is conducted by a group under parliamentary procedure. It is a proposal that an individual would like the group to consider and act upon. The steps in making, discussing and voting on a motion are as follows: The maker of the motion asks for recognition by the presiding officer. After the individual is recognized, he or she will say "I move that we ..." The presiding officer will ask if there is a second. Another member of the group should second the motion in order for it to be discussed. A second is made by saying "I second the motion." The presiding officer then restates the motion. "It has been moved and seconded that ..." The item is then open to discussion by the Board. The presiding officer may make or second a motion.

**7.2.1 Discussion.** The presiding officer will recognize members who wish to comment on the motion. Only one motion may be discussed at a time. It is important that all members of the group are clear on what the motion is and what its effect will be. Spirited discussion helps to answer questions and explore different interpretations or impacts of the motion. At the end of the discussion period, the presiding officer will ask how many members are in support of the motion, how many are opposed and if there are any abstentions. A majority vote is needed for the motion to pass.

**7.2.2 Common Motions.** Other common motions include: Amending a motion - *"I move to amend the motion by . . ."*; Delaying consideration - *"I move to table the motion until . . ."*; Closing debate- *"I move the previous question . . ."*; Requesting more study - *"I move to refer this to (staff or subcommittee) for further study. . ."*; Objecting to procedure - *"Point of order."*

**7.3 Voting Procedure.** In acting upon every motion, the vote shall be taken by voice or roll call or any other method by which the vote of each Board Member present can be clearly ascertained. The vote on each motion shall then be entered in full upon the record. The secretary shall call the names of all members seated when a roll call vote is ordered or required. The presiding officer shall be called last. Members shall respond "yes," "no," or "abstain." Unless a Board Member at any Oversight Board meeting states that he or she is not voting, the member's silence shall be recorded as an affirmative vote.

**7.4 Roll Call Voting.** A roll call vote shall not be required unless requested by any Board Member. The purpose of a roll call vote is not to allow members to explain their votes during roll call. The Board may change their votes before the next order of business is called.

**7.5 Abstentions Discouraged.** Every Board Member should vote "yes" or "no" on each item unless disqualified for cause.

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7.6 Reconsideration. Any Board Member who voted with the majority may move for reconsideration of the action but only at the same meeting. The motion may be seconded by any Board Member.

7.7 Tie Votes. Tie votes shall be lost motions. If a tie vote results at a time when less than all members of the Oversight Board are present, the matter shall automatically be continued to the agenda of the next regular meeting of the Oversight Board, unless otherwise ordered by the Board.

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DRAFT

## **STAFF REPORT**

### **OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HOLLISTER REDEVELOPMENT AGENCY AGENDA**

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**DATE:** March 28, 2012

**STUDY SESSION DATE:** N/A

**AGENDA ITEM:** VII-H - Resolution

**MEETING DATE:** April 5, 2012

- **TITLE OF ITEM:** Report on the Recognized Obligation Payment Schedule
- **BRIEF DESCRIPTION:** Resolution approving the Recognized Obligation Payment Schedule (ROPS) for the period January 1, 2012 to June 30, 2012
- **STAFF RECOMMENDATION:** Receive report on the draft Recognized Obligation Payment Schedule that was approved by the City of Hollister Successor Agency on February 21, 2012 and next steps and consider whether to reschedule approval to a meeting prior to April 15, 2012 or adopt a Resolution approving the March 28, 2012 ROPS.

**DEPARTMENT SUMMARY:** The Redevelopment Agency of the City of Hollister Dissolved on February 1, 2012 due to Assembly Bill AB X1 26 (the "Dissolution Act"). The Dissolution Act includes near-term and long-term mechanisms to allow payments to continue on 'enforceable obligations' for existing contracts, bonds, agreements and debts. The governing board of the former Redevelopment Agency (RDA) was required to establish a 'Redevelopment Obligation Retirement Fund' (RORF) and adopt an 'Enforceable Obligation Payment Schedule' prior to the termination to assure that short-term payments for existing commitments could be made upon dissolution. The former Hollister RDA Board complied with the law when it transferred monetary assets to a Redevelopment Obligation Retirement Fund and adopted an Enforceable Obligation Payment Schedule (EOPS) on January 30, 2012 for the first six months of 2012.

The Dissolution Act requires the County Auditor Controllers to establish a Redevelopment Property Tax Trust Fund (RPTTF). This fund is used to pay the Auditor Controller for administering some provisions of the Dissolution Act, to distribute property tax increment from the former RDA to taxing agencies based on prior pass-through agreements, transfer funds from the Redevelopment Property Tax Trust Fund (RPTTF) to the Successor Agency's Redevelopment Obligation Retirement Fund (RORF) to make payments on existing obligations for a six month period and to disperse surplus funds to taxing entities in the project area. The Dissolution Act requires Successor Agencies to prepare a Recognized Obligation Payment (ROPS) schedule every six months (January-June, July-December) along with an Administrative Budget and Administrative Cost Allowance to establish the basis for transfer of funds from the Redevelopment Property Tax Trust Fund (RPTTF) to the Successor Agency Redevelopment Obligation Retirement Fund (RORF). A template recommended by the California Redevelopment Association has been used by most agencies for the preparation of the first EOPS and ROPS. One of the key differences between the EOPS and the ROPS is that the ROPS also includes an estimate of the total outstanding debt for an obligation such as a contract for construction or a bond.

Staff Report - Recognized Obligation Payment Schedule April 5, 2012

The Dissolution Act is structured with tiered review of the Recognized Obligation Payment Schedule (ROPS). The ROPS, Administrative Cost Budget and Administrative Cost allowance approved by the Successor Agency are forwarded to the Oversight Board for approval. The ROPS approved by the Oversight Board must then be forwarded to the Department of Finance for final approval. The Department of Finance has three days to evaluate the ROSP or request a review of the ROPS. If a review is not requested, the Oversight Board approval is effective. If the Department of Finance requests additional review within three days, the Department of Finance then has ten days to approve the Oversight Board action or return it for reconsideration by the Oversight Board. The ROSP will not become effective until it is approved by the Department of Finance.

In 2012, there will be logistical challenges related to the timelines for the review and approval of the first ROPS. Table 1 summarizes deadlines from the law and the Supreme Court ruling.

TABLE 1  
Milestones for approval of the first Recognized Obligation Payment Schedule

| Milestone   | Deadline               | Successor Agency | Oversight Board | County Auditor Controller | Department of Finance | Governor |
|---|------------------------|------------------|-----------------|---------------------------|-----------------------|----------|
| Approve Preliminary Recognized Obligation Payment Schedule                        | 3/1/2013               | ✓                |                 |                           |                       |          |
| Approve first ROPS and notify Department of Finance                               | 4/15/2012              |                  | ✓               |                           |                       |          |
| Deadline to accept ROPS or request review   | 4/18/2012 (three days) |                  |                 |                           | ✓                     |          |
| Deadline for Oversight Board Appointments – Otherwise Governor makes appointments | 5/1/2012               |                  |                 |                           |                       | ✓        |
| Approve second ROPS for July 1, 2012- December 31, 2012                           | 5/11/2012              |                  | ✓               |                           |                       |          |
| County Audit completed  | 7/1/2012               |                  |                 | ✓                         |                       |          |

The draft January-June 2012 ROPS was approved by the City of Hollister as the Successor Agency along with an updated EOPS on February 21, 2012 and forwarded



## Staff Report - Recognized Obligation Payment Schedule April 5, 2012

to the County Auditor Controller for certification by an 'External Auditor' along with a courtesy copy to the State Department of Finance and Controller (see Attachments 1 and 2). The law states that the ROPS must be first be approved by an 'External Auditor' by July 1, 2012 but there is a conflicting requirement for the first ROPS to be approved by the Oversight Board and submitted to the Department of Finance by April 15<sup>th</sup>. Nearly a month later – May 11th, the Oversight Board must approve the second ROPS for the period July 1, 2012 to December 31, 2012.

The City of Hollister received a letter from the State Department of Finance that requested the Successor Agency to eliminate three items on the Enforceable Obligation Schedule and to incorporate the changes into a revised Recognized Obligation Payment Schedule for adoption by the Oversight Board (see Attachment 3). The requested changes have been incorporated into a revised Recognized Obligation Payment Schedule which is included as Exhibit A of the resolution attached to this transmittal.

Staff is recommending that the Oversight Board either approve the attached resolution accepting the revised ROPS, Administrative Cost Budget and Administrative Cost Allowance or direct staff to schedule a special meeting for the second week of April to consider approval of the documents. Staff recognizes the Oversight Board has had little time to review the attached the Recognized Obligation Payment Schedule (ROPS). It should be noted that staff will be preparing another ROPS for the period July 1, 2012 to December 31, 2012 for consideration by the Successor Agency in April in anticipation of submitting the materials for Oversight Board review and approval before the May 11<sup>th</sup> deadline.

Language in the Dissolution Act and questions and answer information from the State Department of Finance has made is clear that bond covenants must be honored. Successor Agencies have been advised to add expenses to the EOPS and ROPS that reflect bond payments and fees that could occur in the fall to assure that funds will be available. For this reason, the ROPS included as Exhibit A of the attached resolution includes the fall bond payments. The schedule also includes estimated expenses associated with the disposition of the agency property, public notice costs for formulation of the oversight board and project management costs for monitoring affordable housing covenants.

**ATTACHMENTS:** Resolution with revised Recognized Obligation Payment Schedule, Attachment 1- Enforceable Obligation Payment Schedule, Attachment 2 - Recognized Obligation Payment Schedule (February 21, 2012), Attachment 3 – March 20, 2012 letter from Department of Finance

**CONTACT PERSON:** Mary M. Paxton (831) 636-4316 Ext 16

**DEPARTMENT HEAD:** William B. Avera (831) 636-4360

**RESOLUTION NO. 2012-01 OB**

**RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER CITY OF  
HOLLISTER REDEVELOPMENT AGENCY (RDA), ADOPTING THE RECOGNIZED  
OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2012  
THROUGH JUNE 30, 2012**

**WHEREAS**, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

**WHEREAS**, on January 9, 2012 and pursuant to Health and Safety Code Section 34173, the City Council of the City of Hollister (the "City Council") declared that the City of Hollister, a municipal corporation (the "City"), would act as successor agency (the "Successor Agency") for the dissolved City of Hollister Redevelopment Agency (the "Former RDA") effective February 1, 2012; and

**WHEREAS**, on January 9, 2012 and pursuant to Health and Safety Code Section 34176, the City Council declared that the City would retain all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the Former RDA, effective February 1, 2012; and

**WHEREAS**, on February 1, 2012, the Former RDA was dissolved pursuant to Health and Safety Code Section 34172; and

**WHEREAS**, on January 30, 2012, the Former RDA adopted an enforceable obligation payment schedule (the "EOPS") as required pursuant to Health and Safety Code Section 34169(g).

**WHEREAS**, on February 21, 2012 the Successor Agency amended the EOPS and approved a preliminary Recognized Obligation Payment Schedule (ROPS) pursuant to Health and Safety Code Sections 34177(a)(1) and 34177(l)(2)(A) and made associated notifications and distributions; and

**WHEREAS**, the Successor Agency prepared and approved an administrative budget (the "Successor Agency Administrative Budget") and an administrative cost estimates from the Successor Agency Administrative Budget (the "Successor Agency Administrative Cost Estimates") and provided them to the Auditor-Controller for the County of San Benito pursuant to Health and Safety Code Sections 34177(j) (k); and

**WHEREAS**, the State Department of Finance reviewed the adopted EOPS and requested three changes in a letter dated March 20, 2012 which have been incorporated into the March 28, 2012 ROPS attached to this resolution as Exhibit A; and

**WHEREAS**, the ROPS and Successor Agency Administrative Budget must be approved by the Oversight Board pursuant to Health and Safety Code Sections 34177(l)(2)(B) and 34177(j), respectively.

**NOW THEREFORE BE IT RESOLVED** that all costs of, liabilities of, and claims against the Successor Agency and/or the Oversight Board shall be solely the costs and liabilities of the Successor Agency and/or the Oversight Board and shall not be costs of, liabilities of, and/or claims against the City.

**BE IT FURTHER RESOLVED** that the Oversight Board, hereby approves the ROPS, the Successor Agency Administrative Budget, and the Successor Agency Administrative Cost Estimates attached to this resolution as Exhibits A, B and C.

**BE IT FURTHER RESOLVED** that the Oversight Board hereby authorizes and directs the Development Services Director or the Director's designee, acting on behalf of the Oversight Board, to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the ROPS, approval of the Successor Agency Administrative Budget, approval of the Successor Agency Administrative Cost Estimates, and other actions taken pursuant to this Resolution.

**AYES:**

**NOES:**

**ABSTAINED:**

**ABSENT:**

\_\_\_\_\_  
Chair,

**ATTEST:**

\_\_\_\_\_  
Bill Avera, Board Secretary

**EXHIBIT A**  
**Recognized Obligation Payment Schedule City of Hollister Redevelopment Agency (March 28, 2012)**

| Project Name/Debt Obligation        | Payee  | Source of funds | Description  | Total Outstanding Debt | Total Fiscal Year | JANUARY    | FEBRUARY     | MARCH      | APRIL        | MAY        | JUNE         | January - June |
|-------------------------------------|--|-----------------|--|------------------------|-------------------|------------|--------------|------------|--------------|------------|--------------|----------------|
| 1 1997 Tax Allocation Bond          | Union Bank of California                                     | RPTTF           | 2009 bond non-housing  | \$ 8,000,000.0         | \$ 376,301        | \$ -       | \$ -         | \$ -       | \$ 48,853    | \$ -       | \$ 446,403   | \$ 486,256     |
| 2 2003 Tax Allocation Bond          | Union Bank of California                                     | RPTTF           | 2009 Bond non-housing  | \$ 33,890,000.0        | \$ 1,779,801      | \$ -       | \$ -         | \$ -       | \$ 873,103   | \$ -       | \$ 938,103   | \$ 1,811,206   |
| 3 2009 Tax Allocation Bond          | Union Bank of California                                     | RPTTF           | 1997 Bonds to non-housing  | \$ 3,530,000.0         | \$ 575,335        | \$ -       | \$ -         | \$ -       | \$ 236,403   | \$ -       | \$ 954,853   | \$ 1,191,256   |
| 4 Fiscal Agent Fee                  | Union Bank of California                                     | RPTTF           | 1997 and 2003 bonds  | \$ 154,000.0           | \$ 7,000          | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ 7,000     | \$ 7,000       |
| 5 Fiscal Agent Fee                  | Union Bank of California                                     | RPTTF           | 2009 Bond Administration   | \$ 154,000.0           | \$ 7,000          | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ 7,000     | \$ 7,000       |
| 6 Bond Reserve Funds                | Union Bank of California                                     | RPTTF           | Reserve fund requirements for bonds  | \$ -                   | \$ 3,400,972      | \$ -       | \$ 3,400,972 | \$ -       | \$ -         | \$ -       | \$ 3,400,972 | \$ 6,801,944   |
| 7 Bond Expense Funds                | Union Bank of California                                     | RPTTF           | Expense fund requirement for bonds   | \$ -                   | \$ 28,742         | \$ -       | \$ 28,742    | \$ -       | \$ -         | \$ -       | \$ 28,742    | \$ 57,214      |
| 8 Continuing Bond Disclosure        | Wilkin Financial Services                                    | RPTTF           | Annual continuing disclosure   | \$ 11,000.0            | \$ 500            | \$ -       | \$ 500       | \$ -       | \$ -         | \$ -       | \$ 500       | \$ 1,000       |
| 9 Demolition/Rebuild                | Green Valley Corp dba Barry Swenson Builder                  | 2009 Bond       | Fire Station 1 reconstruction  | \$ -                   | \$ 3,578,571      | \$ 360,000 | \$ 300,000   | \$ 300,000 | \$ 300,000   | \$ 447,008 | \$ 447,004   | \$ 2,094,012   |
| 10 Temporary trailer lease          | Pacific Mobile Structures                                    | 2009 Bond       | Trailer lease - temporary fire station 1   | \$ -                   | \$ 13,020         | \$ 1,085   | \$ 1,085     | \$ 1,085   | \$ 1,085     | \$ 1,085   | \$ 1,085     | \$ 6,510       |
| 11 Ground Lease                     | Greenwood Chevrolet Pontiac-Buick-GMC, an S-Type Corporation | 2009 Bond       | Fire Station 1 temp. ground lease  | \$ -                   | \$ 64,944         | \$ 5,412   | \$ 5,412     | \$ 5,412   | \$ -         | \$ -       | \$ 5,412     | \$ 27,060      |
| 12 Contract for consulting Services | WAC  | 2009 Bond       | Fire Station 1 Architectural Services  | \$ -                   | \$ 101,475        | \$ 6,000   | \$ 6,000     | \$ -       | \$ 6,000     | \$ 6,000   | \$ 12,000    | \$ 36,000      |
| 13 Project Management               | City of Hollister RDA  | 2009 Bond       | Fire Station 1 project management  | \$ -                   | \$ 59,760         | \$ 4,980   | \$ 4,980     | \$ 4,980   | \$ 5,193     | \$ 4,980   | \$ 4,980     | \$ 30,093      |
| 14 Project Management               | City of Hollister Engineering                                | 2009 Bond       | Fire Station 1 construction management   | \$ -                   | \$ 62,311         | \$ 5,193   | \$ 5,193     | \$ 5,193   | \$ 5,193     | \$ 5,193   | \$ 5,193     | \$ 31,155      |
| 15 Project Management               | City of Hollister Public Works                               | 2009 Bond       | Restoration of Fire Station 1 lease area   | \$ -                   | \$ 31,500         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 31,500  | \$ -         | \$ 31,500      |
| 16 Professional Consulting          | Earth Systems  | 2009 Bond       | Contract for inspection services   | \$ -                   | \$ 33,128         | \$ -       | \$ -         | \$ 33,128  | \$ -         | \$ -       | \$ -         | \$ 33,128      |
| 17 Professional Engineering         | San Benito Engineering and Surveying Inc.                    | 2009 Bond       | West Fourth Street Streetscape Plan  | \$ -                   | \$ 98,718         | \$ -       | \$ 30,500    | \$ 41,400  | \$ 2,100     | \$ -       | \$ -         | \$ 74,000      |
| 18 Project Management               | City of Hollister Engineering                                | 2009 Bond       | West Fourth Street Streetscape Plan  | \$ -                   | \$ 10,825         | \$ -       | \$ 3,000     | \$ 2,000   | \$ 600       | \$ 500     | \$ -         | \$ 6,100       |
| 19 Project Management               | City of Hollister RDA  | 2009 Bond       | West Fourth Street Streetscape Plan  | \$ -                   | \$ 6,000          | \$ -       | \$ 1,000     | \$ 1,000   | \$ 1,000     | \$ 1,000   | \$ -         | \$ 4,000       |
| 20 West Gateway 2009                | City of Hollister RDA  | 2009 Bond       | Unexpended bond proceeds   | \$ -                   | \$ -              | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ 230,333   | \$ 230,333     |
| 21 Facade Imp. Loan                 | Mitch Dabo   | RPTTF           | 801 San Benito St Façade Improvement   | \$ -                   | \$ 16,921         | \$ -       | \$ 16,921    | \$ -       | \$ -         | \$ -       | \$ -         | \$ 16,921      |
| 22 Facade Imp. Loan                 | DMC  | RPTTF           | 737 San Benito St. Façade Improvement  | \$ -                   | \$ 20,000         | \$ -       | \$ 8,034     | \$ -       | \$ -         | \$ -       | \$ -         | \$ 8,034       |
| 23 Oversight Board                  | Main Street Media  | RPTTF           | Legal notices Oversight board formation  | \$ 33,000.0            | \$ 600            | \$ -       | \$ 600       | \$ -       | \$ -         | \$ 0       | \$ -         | \$ 600         |
| 24 Contract for consulting Services | Contract Appraiser   | RPTTF           | Appraisal of 400 block property for retail parcel merger, lot line adjustment, abandon alley | \$ 5,000.0             | \$ 5,000          | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ 5,000     | \$ 5,000       |
| 25 Contract for consulting Services | Contract Engineer  | RPTTF           |  | \$ 15,000.0            | \$ 15,000         | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ 15,000    | \$ 15,000      |
| Total - this page                   |  |                 |  | \$ 45,792,000          | \$ 10,283,424     | \$ 322,670 | \$ 3,812,669 | \$ 394,198 | \$ 1,480,529 | \$ 502,678 | \$ 6,509,580 | \$ 13,022,322  |
| Total - second page                 |  |                 |  | \$ 10,768,791.6        | \$ 3,035,534      | \$ 181,508 | \$ 454,679   | \$ 280,867 | \$ 286,967   | \$ 280,367 | \$ 484,167   | \$ 1,969,155   |
| <b>GRAND TOTAL</b>                  |  |                 |  | \$ 56,560,792          | \$ 13,318,958     | \$ 504,178 | \$ 4,267,348 | \$ 675,065 | \$ 1,767,496 | \$ 783,045 | \$ 6,993,747 | \$ 14,991,477  |

EXHIBIT A  
Recognized Obligation Payment Schedule City of Hollister Redevelopment Agency (March 28, 2012)

| Project Name/Debt Obligation        | Payee                                | Source of funds | Description                                | Total<br>Outstanding<br>Debt | Total Fiscal<br>Year | JANUARY    | FEBRUARY    | MARCH       | APRIL       | MAY         | JUNE       | January - June |
|-------------------------------------|--------------------------------------|-----------------|--|------------------------------|----------------------|------------|-------------|-------------|-------------|-------------|------------|----------------|
| 27 Legal advertising                | Main Street Media                    | RPTTF           | 400 block legal notice                     |                              | \$ 300               | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        | \$ 300     | \$ 300         |
| 28 Property Insurance               | MBASIA Annual Liability Prem.        | RPTTF           | 400 block property insurance               | \$ -                         | \$ -                 | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        | \$ -       | \$ -           |
| 29 Bond Counsel                     | Sibley Austin                        | RPTTF           | Legal consulting services for bonds        | \$ 42,000.0                  | \$ 5,000             | \$ -       | \$ 200.00   | \$ 400.00   | \$ 500.00   | \$ 500.00   | \$ 3,400   | \$ 5,000       |
| Contract for consulting services    |                                      |                 | Successor Agency Counsel                   | \$ 262,500.0                 | \$ 12,500            | \$ -       | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500   | \$ 12,500      |
| 31 Economic Development             | Hollister Downtown Association       | RPTTF           | Main Street USA Programs                   | \$ -                         | \$ 65,004            | \$ 5,417   | \$ 5,417    | \$ 5,417    | \$ 5,417    | \$ 5,417    | \$ 5,417   | \$ 32,502      |
| 32 Economic Development             | Economic Development Corp            | RPTTF           | Economic Development                       | \$ -                         | \$ 75,000            | \$ 6,250   | \$ 6,250    | \$ 6,250    | \$ 6,250    | \$ 6,250    | \$ 6,250   | \$ 37,500      |
| 33 Successor Agency                 | City of Hollister                    | RPTTF           | 2011-12 Admin Cost Allowance               | \$ 5,500,000.0               | \$ 488,365           | \$ -       | \$ 97,673   | \$ 97,673   | \$ 97,673   | \$ 97,673   | \$ 97,673  | \$ 488,365     |
| 34 Lease Office Space               | City of Hollister                    | RPTTF           | Office space rent                          | \$ 379,107.6                 | \$ 39,429            | \$ 2,931   | \$ 2,931    | \$ 2,931    | \$ 2,931    | \$ 2,931    | \$ 2,931   | \$ 17,586      |
| 35 Contract for janitorial          | Central Maintenance Company          | RPTTF           | Janitorial services office lease area      | \$ 72,705.0                  | \$ 7,850             | \$ 655     | \$ 655      | \$ 655      | \$ 655      | \$ 655      | \$ 655     | \$ 3,930       |
| 36 Employee costs                   | City of Hollister RDA                | RPTTF           | Employee salary and benefits per MOU       | \$ -                         | \$ 1,065,540         | \$ 88,795  | \$ 88,795   | \$ 88,795   | \$ 88,795   | \$ 88,795   | \$ 88,795  | \$ 532,770     |
| 37 Employee Benefit                 | City of Hollister                    | RPTTF           | Vacation, sick and admin time accruals     | \$ 174,012.0                 | \$ 174,012           | \$ -       | \$ 174,012  | \$ -        | \$ -        | \$ -        | \$ -       | \$ 174,012     |
| 38 Other Post employee              | Former Agency employees              | RPTTF           | PERS post employment benefits              | \$ -                         | \$ 201,600           | \$ 16,800  | \$ 16,800   | \$ 16,800   | \$ 16,800   | \$ 16,800   | \$ 16,800  | \$ 100,800     |
| 39 Agency Board                     | City of Hollister RDA                | RPTTF           | Payment to Agency Board                    | \$ -                         | \$ 4,200             | \$ 600     | \$ -        | \$ -        | \$ -        | \$ -        | \$ -       | \$ 600         |
| 40 Agency Insurance Costs           | MBASIA Annual Liability Premium      | RPTTF           | Errors and omissions insurance             | \$ 614.0                     | \$ 4,298             | \$ 614     | \$ -        | \$ -        | \$ -        | \$ -        | \$ -       | \$ 614         |
| 41 Overhead Charges                 | City of Hollister                    | RPTTF           | Overhead                                   | \$ -                         | \$ 645,120           | \$ 53,760  | \$ 53,760   | \$ 53,760   | \$ 53,760   | \$ 53,760   | \$ 53,760  | \$ 322,560     |
| 42 Property Insurance               | Hartford Fund                        | RPTTF           | Property Insurance lease area              | \$ 39,738.0                  | \$ 4,296             | \$ 358     | \$ 358      | \$ 358      | \$ 358      | \$ 358      | \$ 358     | \$ 2,148       |
| 43 Office utility expenses          | PG&E City of Hollister, AT&T Verizon | RPTTF           | Utilities (Power, water, sewer, telephone) | \$ 80,475.0                  | \$ 8,700             | \$ 725     | \$ 725      | \$ 725      | \$ 725      | \$ 725      | \$ 725     | \$ 4,350       |
| 44 Copy machine lease               | Toshiba Financial Services           | RPTTF           | Copy machine lease                         | \$ -                         | \$ 3,696             | \$ 308     | \$ 308      | \$ 308      | \$ 308      | \$ 308      | \$ 308     | \$ 1,848       |
| 45 Automobile Expenses              | City of Hollister                    | RPTTF           | Fuel, maintenance and repair               | \$ -                         | \$ 2,556             | \$ 213     | \$ 213      | \$ 213      | \$ 213      | \$ 213      | \$ 213     | \$ 1,278       |
| 46 Office Supplies printing         | Staples                              | RPTTF           | Office supplies and printing               | \$ -                         | \$ 6,492             | \$ 541     | \$ 541      | \$ 541      | \$ 541      | \$ 541      | \$ 541     | \$ 3,246       |
| 47 Training/Books                   | Misc.                                | RPTTF           | Training Oversight Board, Education, Books | \$ 17,640.0                  | \$ 4,200             | \$ 700     | \$ 700      | \$ 700      | \$ 700      | \$ 700      | \$ 700     | \$ 4,200       |
| 48 Contract for consulting services | San Benito County                    | RPTTF           | Property Tax Administration                | \$ 4,200,000.0               | \$ 200,000           | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        | \$ 200,000 | \$ 200,000     |
| 49 Contract for consulting services | Goldfarb and Ujman LLC               | RPTTF           | Legal consulting                           | \$ -                         | \$ 10,000            | \$ 2,500   | \$ 2,500    | \$ 2,500    | \$ 2,500    | \$ 2,500    | \$ 2,500   | \$ 15,000      |
| 50 Contract for consulting services | Environmental Systems Resources      | RPTTF           | GIS Software licensing/maintenance         | \$ -                         | \$ 433               | \$ 108     | \$ 108      | \$ 108      | \$ 108      | \$ 108      | \$ 108     | \$ 648         |
| 51 Contract for consulting services | San Benito County Admin              | RPTTF           | Computer programming - GIS                 | \$ -                         | \$ 933               | \$ 233     | \$ 233      | \$ 233      | \$ 233      | \$ 233      | \$ 233     | \$ 1,398       |
| 52 Audit Service                    | Contract for consulting services     | RPTTF           | Marr, Urudra, Nelson, CPAs                 | \$ -                         | \$ 6,000             | \$ -       | \$ -        | \$ -        | \$ 6,000    | \$ -        | \$ -       | \$ 6,000       |
| 53 Prospect Villa II                | Hollister Invest.Group IV            | LMIHF           | Tenant Based rental assistance             | \$ 400,000                   | \$ 50,000            | \$ 4,167   | \$ 4,167    | \$ 4,167    | \$ 4,167    | \$ 4,167    | \$ 4,167   | \$ 25,002      |
| 54 Project Management               | City of Hollister                    | LMIHF           | Monitor Affordable Housing Covenants       | \$ 4,423,220                 | \$ 210,630           | \$ 17,533  | \$ 17,533   | \$ 17,533   | \$ 17,533   | \$ 17,533   | \$ 17,533  | \$ 105,198     |
| 55 Contract for consulting services | Santa Cruz Housing Authority         | LMIHF           | Section 8 Housing Administration           | \$ 924,000                   | \$ 84,000            | \$ 7,000   | \$ 7,000    | \$ 7,000    | \$ 7,000    | \$ 7,000    | \$ 7,000   | \$ 42,000      |
| 56 Consulting Services              | Elias Barocio                        | LMIHF           | Temporary housing services                 | \$ -                         | \$ 40,000            | \$ 3,333   | \$ 3,333    | \$ 3,333    | \$ 3,333    | \$ 3,333    | \$ 3,333   | \$ 20,000      |
| Subtotal page 2                     |                                      |                 |  | \$ 10,758,792                | \$ 3,035,534         | \$ 181,508 | \$ 454,679  | \$ 280,867  | \$ 280,867  | \$ 280,867  | \$ 484,167 | \$ 1,969,155   |

RPTTF      Low Moderate Income Housing Fund

EXHIBIT A  
Recognized Obligation Payment Schedule City of Hollister Redevelopment Agency (March 28, 2012)

| Project Name/Debt Obligation | Payee                                | Source of Funds | Description            | Total Outstanding Debt | Total Fiscal Year | JAN | FEB | MARCH | APRIL       | MAY | JUNE | January - June |
|------------------------------|--------------------------------------|-----------------|------------------------|------------------------|-------------------|-----|-----|-------|-------------|-----|------|----------------|
| S-1 Statutory Payment        | City of Hollister                    | RPTIF           | Statutory Payment      | 3,368,254              | \$31,036          | \$- | \$- | \$-   | \$65,645    | \$- | \$-  | \$ 65,645      |
| S-2 Statutory Payment        | SBC Superintendent of Schools        | RPTIF           | Statutory Payment      | 1,162,772              | \$-               | \$- | \$- | \$-   | \$15,358    | \$- | \$-  | \$ 15,358      |
| S-3 Statutory Payment        | Hollister Elementary School District | RPTIF           | Statutory Payment      | 10,344,870             | \$64,601          | \$- | \$- | \$-   | \$136,636   | \$- | \$-  | \$ 136,636     |
| S-4 Statutory Payment        | San Benito High School District      | RPTIF           | Statutory Payment      | 8,531,823              | \$53,279          | \$- | \$- | \$-   | \$112,689   | \$- | \$-  | \$ 112,689     |
| S-5 Statutory Payment        | Gavilan Junior College               | RPTIF           | Statutory Payment      | 2,951,228              | \$18,430          | \$- | \$- | \$-   | \$38,980    | \$- | \$-  | \$ 38,980      |
| S-6 Statutory Payment        | San Benito Equalization Aid          | RPTIF           | Statutory Payment      | 196,450                | \$7,261           | \$- | \$- | \$-   | \$2,995     | \$- | \$-  | \$ 2,995       |
| P-1 Agreement                | San Benito County                    | RPTIF           | Pass Through Agreement | 62,291,170             | \$1,822,094       | \$- | \$- | \$-   | \$2,158,156 | \$- | \$-  | \$ 2,158,156   |
| P-2 Agreement                | San Benito Water District            | RPTIF           | Pass Through Agreement | 11,832,236             | \$346,331         | \$- | \$- | \$-   | \$409,943   | \$- | \$-  | \$ 409,943     |
| P-3 Agreement                | San Benito Hospital District         | RPTIF           | Pass Through Agreement | 7,019,884              | \$205,473         | \$- | \$- | \$-   | \$243,213   | \$- | \$-  | \$ 243,213     |
| Total                        |                                      |                 |                        | 107,698,687            | 2,548,505         | 0   | 0   | 0     | 3,183,615   | 0   | 0    | 3,183,615      |

## EXHIBIT B

### OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HOLLISTER ("FORMER RDA") ADMINISTRATIVE COST BUDGET

#### OVERSIGHT BOARD (OB) ADMINISTRATIVE COSTS (February – June 30, 2012)

| <b>CATEGORY OF OVERSIGHT BOARD COSTS<br/>(February – June 30, 2012)</b>  | <b>Estimated<br/>Cost</b> |
|--|---------------------------|
| Legal Notices (oversight board appointments/sale of property)  | \$900                     |
| Bond consulting to Oversight Board   | \$5000                    |
| Training/Conferences/Publications for Oversight Board  | \$6,000                   |
| <b>Professional Services 400 Block sale</b><br>1. Appraisal<br>2. Lot line adjustment/parcel merger/abandonment of portion of Briggs Alley | \$15,000                  |
| <b>Subtotal Oversight Board Administrative Costs</b>   | <b>\$26,900</b>           |

**Note: The Oversight Board Administrative Costs have been identified as an enforceable obligation that will be funded from the Redevelopment Property Tax Trust Fund**

## EXHIBIT C

### SUCCESSOR AGENCY TO THE CITY OF HOLLISTER REDEVELOPMENT AGENCY ("FORMER RDA") ADMINISTRATIVE COST ESTIMATES (February – June 30, 2012)

| <b>SUCCESSION AGENCY ADMINISTRATIVE BUDGET<br/>(February – June 30, 2012)</b>   | <b>Estimated<br/>Cost</b> |
|---|---------------------------|
| Administrative Cost Allowance FY 2011-12  | \$488,364                 |
| Summary of Successor Agency Tasks   | (\$435,399)               |
| 1. Update to Enforceable Obligation Payment Schedule  |                           |
| 2. Preliminary Recognized Obligation Payment Schedule   |                           |
| 3. June – December Recognized Obligation Payment Schedule   |                           |
| 4. Formation of the Oversight Board   |                           |
| 5. Preparation of administrative budgets for Oversight Board and Successor Agency   |                           |
| 6. Written notification to businesses /home owners with a loan agreement with the former RDA  |                           |
| 7. Written notification to contractors with an existing contract with the former RDA  |                           |
| 8. Archive files and records  |                           |
| 9. Communications to Auditor and State Controller   |                           |
| 10. Coordination and meetings with County Clerk-Auditor   |                           |
| 11. Staff support to Successor Agency: Information technology, Finance Department, City Clerk, City Manager, City Attorney          |                           |
| 12. Project Management – Disposition of 400 Block property  |                           |
| 13. Preparation of Agenda materials, posting, minutes and reports for Oversight Board meetings                                      |                           |
| 14. Preparation of a catalogue of assets  |                           |
| 15. Begin assessment of former RDA Agency assets and options for dissolution of the assets, modification of loans/bonds as approved |                           |
| 16. Annual Reporting  |                           |
| Consulting: Legal services  | (\$15,000)                |
| Overhead (office space, printing materials, equipment, internet, office supplies)   | (\$33,965)                |
| Training and publications   | (\$4000)                  |
| <b>Total Successor Agency Administrative Costs</b>  | <b>\$488,364</b>          |

**Note: The Administrative Cost Allowance has been identified as an enforceable obligation that will be funded from the Redevelopment Property Tax Trust Fund**



Amended Enforceable Obligation Payment Schedule City of Hollister former Redevelopment Agency  
(February 14, 2012)

| Project name/Debt Obligation        | Payee  | Source of funds | Description                                       | JANUARY    | FEBRUARY     | MARCH      | APRIL        | MAY        | JUNE         | JANUARY - June |
|-------------------------------------|--|-----------------|---|------------|--------------|------------|--------------|------------|--------------|----------------|
| 1 1997 Tax Allocation Bond          | Union Bank of California                                     | RORF            | 2009 bond non-housing                             | \$ -       | \$ -         | \$ -       | \$ 49,853    | \$ -       | \$ 446,403   | \$ 496,256     |
| 2 2003 Tax Allocation Bond          | Union Bank of California                                     | RORF            | 2003 Bond non-housing                             | \$ -       | \$ -         | \$ -       | \$ 873,103   | \$ -       | \$ 938,103   | \$ 1,811,206   |
| 3 2008 Tax Allocation Bond          | Union Bank of California                                     | RORF            | 1997 Bonds to non-housing                         | \$ -       | \$ -         | \$ -       | \$ 236,403   | \$ -       | \$ 954,853   | \$ 1,191,256   |
| 4 Fiscal Agent Fee                  | Union Bank of California                                     | RORF            | 1997 and 2003 bonds                               | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ -           |
| 5 Fiscal Agent Fee                  | Union Bank of California                                     | RORF            | 2009 Bond Administration                          | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ -           |
| 6 Bond Reserve Funds                | Union Bank of California                                     | RORF            | Reserve fund requirements for bonds               | \$ -       | \$ 3,400,972 | \$ -       | \$ -         | \$ -       | \$ -         | \$ 3,400,972   |
| 7 Bond Expense Funds                | Union Bank of California                                     | RORF            | Expense fund requirements for bonds               | \$ -       | \$ 28,742    | \$ -       | \$ -         | \$ -       | \$ -         | \$ 28,742      |
| 8 Continuing Bond                   | Wilson Financial Services                                    | RORF            | Annual continuing disclosure                      | \$ -       | \$ 500       | \$ -       | \$ -         | \$ -       | \$ -         | \$ 500         |
| 9 Disclosure                        | Green Valley Corp dba Barry Swenson Builder                  | 2009 Bond       | Fire Station 1 reconstruction                     | \$ 300,000 | \$ 300,000   | \$ 300,000 | \$ 300,000   | \$ 447,008 | \$ 447,004   | \$ 2,094,012   |
| 10 Demolition/Rebuild               | Pacific Mobile Structures                                    | 2009 Bond       | Trailer lease - temporary fire station 1          | \$ 1,085   | \$ 1,085     | \$ 1,085   | \$ 1,085     | \$ 1,085   | \$ 1,085     | \$ 6,510       |
| 11 Temporary trailer lease          | Greenwood Chevrolet Pontiac-Buick-GMC, an S-Type Corporation | 2009 Bond       | Fire Station 1 temp. ground lease                 | \$ 5,412   | \$ 5,412     | \$ 5,412   | \$ 5,412     | \$ 5,412   | \$ 5,412     | \$ 32,472      |
| 12 Ground Lease                     | WAC  | 2009 Bond       | Fire Station 1 Architectural Services             | \$ 6,000   | \$ 6,000     | \$ 6,000   | \$ 6,000     | \$ 6,000   | \$ 12,000    | \$ 42,000      |
| 13 Contract for consulting services | City of Hollister RDA  | 2009 Bond       | Fire Station 1 project management                 | \$ 4,980   | \$ 4,980     | \$ 4,980   | \$ 4,980     | \$ 4,980   | \$ 4,980     | \$ 30,093      |
| 14 Project Management               | City of Hollister RDA  | 2009 Bond       | Fire Station 1 construction management            | \$ 5,193   | \$ 5,193     | \$ 5,193   | \$ 5,193     | \$ 5,193   | \$ 5,193     | \$ 31,155      |
| 15 Project Management               | City of Hollister Engineering                                | 2009 Bond       | Restoration of lease area                         | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 31,500      |
| 16 Project Management               | City of Hollister Public Works                               | 2009 Bond       | Contract for consulting services                  | \$ -       | \$ -         | \$ 35,128  | \$ -         | \$ -       | \$ -         | \$ 33,128      |
| 17                                  | San Benito Engineering and Surveying Inc.                    | 2009 Bond       | West Fourth Street Streetscape Plan               | \$ -       | \$ 30,500    | \$ 41,400  | \$ 2,100     | \$ -       | \$ -         | \$ 74,000      |
| 18 Professional Engineering         | City of Hollister Engineering                                | 2009 Bond       | West Fourth Street Streetscape Plan               | \$ -       | \$ 3,000     | \$ 2,000   | \$ 600       | \$ 500     | \$ -         | \$ 6,100       |
| 19 Contract for consulting services | City of Hollister RDA  | 2009 Bond       | Project Management                                | \$ -       | \$ 1,000     | \$ 1,000   | \$ 1,000     | \$ 1,000   | \$ -         | \$ 4,000       |
| 20 West Gateway 2008                | City of Hollister RDA  | 2009 Bond       | Unexpended bond proceeds                          | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 230,333     |
| 21 Bond                             | City of Hollister RDA  | 2009 Bond       | 801 San Benito St Facade Improvement              | \$ -       | \$ 16,921    | \$ -       | \$ -         | \$ -       | \$ -         | \$ 16,921      |
| 22 Facade Imp. Loan                 | Mitch Dabo   | RORF            | 737 San Benito St. Facade Improvement             | \$ -       | \$ 8,034     | \$ -       | \$ -         | \$ -       | \$ -         | \$ 8,034       |
| 23 Facade Imp. Loan                 | DMC  | RORF            | Third St. Facade Improvement                      | \$ -       | \$ 30,000    | \$ -       | \$ -         | \$ -       | \$ -         | \$ 30,000      |
| 24 Facade Imp. Loan                 | Todd Renz  | RORF            | Legal notices Oversight board formation           | \$ -       | \$ 600       | \$ -       | \$ -         | \$ -       | \$ -         | \$ 600         |
| 25 Oversight Board                  | Main Street Media  | RORF            | Appraisal of 400 block property for resale        | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 5,000       |
| 26 services                         | Contract Appraiser   | RORF            | Parcel merger, lot line adjustment, abandon alley | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 15,000      |
| 27 Contract for consulting services | Contract Engineer  | RORF            | 400 block legal notice                            | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 300         |
| 28 Legal advertising                | Main Street Media  | RORF            | 400 block property insurance                      | \$ -       | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 300         |
| 29 Property Insurance               | RORF   | RORF            | Legal consulting services for bonds               | \$ -       | \$ 200       | \$ 400     | \$ 500       | \$ 500     | \$ 3,400     | \$ 5,000       |
| 30 Bond Counsel                     | Sibley Austin  | RORF            |   | \$ 322,670 | \$ 3,787,384 | \$ 400,198 | \$ 1,485,941 | \$ 502,878 | \$ 2,815,033 | \$ 9,313,902   |
| Subtotal Page 1                     |  |                 |   | \$ 227,916 | \$ 495,345   | \$ 326,333 | \$ 332,333   | \$ 326,333 | \$ 526,333   | \$ 2,234,595   |
| Subtotal Page 2                     |  |                 |   | \$ 550,566 | \$ 4,282,729 | \$ 726,531 | \$ 1,818,274 | \$ 829,011 | \$ 3,341,366 | \$ 11,548,497  |
| GRAND TOTAL                         |  |                 |   |            |              |            |              |            |              |                |

Amended Enforceable Obligation Payment Schedule City of Hollister former Redevelopment Agency  
(February 14, 2012)

| Project Name/Debt Obligation        | Payee                                | Source of funds | Description                                       | JANUARY    | FEBRUARY   | MARCH      | APRIL      | MAY        | JUNE       | Total May - June |
|-------------------------------------|--------------------------------------|-----------------|---|------------|------------|------------|------------|------------|------------|------------------|
| Contract for consulting services    | Contract legal services              | RORF            | Successor Agency Counsel                          | \$ -       | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 12,500        |
| Contract for consulting services    | RSG                                  | RORF            | Financial Consulting Services to Successor Agency | \$ 5,000   | \$ -       | \$ 5,000   | \$ 5,000   | \$ 5,000   | \$ 5,000   | \$ 25,000        |
| 33 Economic Development             | Hollister Downtown Association       | RORF            | Main Street USA Programs                          | \$ 5,417   | \$ 5,417   | \$ 5,417   | \$ 5,417   | \$ 5,417   | \$ 5,417   | \$ 32,502        |
| 34 Economic Development             | Economic Development Corp            | RORF            | Economic Development                              | \$ 6,250   | \$ 6,250   | \$ 6,250   | \$ 6,250   | \$ 6,250   | \$ 6,250   | \$ 37,500        |
| 35 Successor Agency Admin           | City of Hollister                    | RORF            | 2011-12 Admin Cost Allowance                      | \$ -       | \$ 97,673  | \$ 97,673  | \$ 97,673  | \$ 97,673  | \$ 97,673  | \$ 488,365       |
| 36 Contract lease Office Space      | City of Hollister                    | RORF            | Office space rent                                 | \$ 2,931   | \$ 2,931   | \$ 2,931   | \$ 2,931   | \$ 2,931   | \$ 2,931   | \$ 17,586        |
| 37 Contract for janitorial          | Central Maintenance Company          | RORF            | Janitorial services office lease area             | \$ 655     | \$ 655     | \$ 655     | \$ 655     | \$ 655     | \$ 655     | \$ 3,930         |
| 38 Employee costs                   | City of Hollister RDA                | RORF            | Employee salary and benefits per MOU              | \$ 88,795  | \$ 88,795  | \$ 88,795  | \$ 88,795  | \$ 88,795  | \$ 88,795  | \$ 532,770       |
| 39 Compensation                     | City of Hollister                    | RORF            | Vacation, sick and admin time accruals            | \$ -       | \$ 174,012 | \$ -       | \$ -       | \$ -       | \$ -       | \$ 174,012       |
| 40 benefits                         | Former Agency employees              | RORF            | PERS post employment benefits                     | \$ 16,800  | \$ 16,800  | \$ 16,800  | \$ 16,800  | \$ 16,800  | \$ 16,800  | \$ 100,800       |
| 41 Agency Board                     | City of Hollister RDA                | RORF            | Payment to Agency Board                           | \$ 600     | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 600           |
| 42 Agency Insurance Costs           | MEAS/A Annual Liability Premium      | RORF            | Errors and omissions insurance                    | \$ 614     | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 614           |
| 43 Overhead Charges                 | City of Hollister                    | RORF            | Overhead  | \$ 53,760  | \$ 53,760  | \$ 53,760  | \$ 53,760  | \$ 53,760  | \$ 53,760  | \$ 322,560       |
| 44 Property insurance               | Harford Fund                         | RORF            | Property insurance lease area                     | \$ 358     | \$ 358     | \$ 358     | \$ 358     | \$ 358     | \$ 358     | \$ 2,148         |
| 45 Office utility expenses          | PG&E City of Hollister, AT&T Verizon | RORF            | Utilities (power, water, sewer, telephone)        | \$ 725     | \$ 725     | \$ 725     | \$ 725     | \$ 725     | \$ 725     | \$ 4,350         |
| 46 Office Supplies printing         | Staples                              | RORF            | Office supplies and printing                      | \$ 541     | \$ 541     | \$ 541     | \$ 541     | \$ 541     | \$ 541     | \$ 3,246         |
| 47 Xerox lease                      | Toshiba                              | RORF            | Lease for copy machine                            | \$ 308     | \$ 308     | \$ 308     | \$ 308     | \$ 308     | \$ 308     | \$ 1,848         |
| 48 Auto Expenses                    | City of Hollister                    | RORF            | Fuel, Maintenance and repair                      | \$ 213     | \$ 213     | \$ 213     | \$ 213     | \$ 213     | \$ 213     | \$ 1,278         |
| 49 Training/Books                   | Misc.                                | RORF            | Training Oversight Board, Education, Books        | \$ 1,242   | \$ 700     | \$ 700     | \$ 700     | \$ 700     | \$ 700     | \$ 4,742         |
| 50 Contract for consulting services | San Benito County                    | RORF            | Property Tax Administration                       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 200,000       |
| 51 services                         | City of Hollister                    | RORF            | Gravetti removal                                  | \$ 8,833   | \$ 8,833   | \$ 8,833   | \$ 8,833   | \$ 8,833   | \$ 8,833   | \$ 52,998        |
| 52 services                         | Gokhlab and Lipman LLC               | RORF            | Legal consulting                                  | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 2,500   | \$ 15,000        |
| 53 services                         | Environmental Systems Resources      | RORF            | GIS Software licensing/maintenance                | \$ 108     | \$ 108     | \$ 108     | \$ 108     | \$ 108     | \$ 108     | \$ 648           |
| 54 services                         | San Benito County Admin              | RORF            | Computer programming - GIS                        | \$ 233     | \$ 233     | \$ 233     | \$ 233     | \$ 233     | \$ 233     | \$ 1,398         |
| 55 Audit Service                    | Contract for consulting services     | RORF            | Marrin, Urrutia, Nelson, CPAs                     | \$ -       | \$ -       | \$ -       | \$ 6,000   | \$ -       | \$ -       | \$ 6,000         |
| 56 Prospect Villa II                | Hollister Investment Group IV        | LMHF            | Tenant Based rental assistance                    | \$ 4,167   | \$ 4,167   | \$ 4,167   | \$ 4,167   | \$ 4,167   | \$ 4,167   | \$ 25,002        |
| 57 Project Management               | City of Hollister                    | LMHF            | Monitor Affordable Housing Covenants              | \$ 17,533  | \$ 17,533  | \$ 17,533  | \$ 17,533  | \$ 17,533  | \$ 17,533  | \$ 105,198       |
| 58 services                         | Santa Cruz Housing Authority         | LMIF            | Section 8 Housing Administration                  | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 42,000        |
| 59 Consulting Services              | Elias Barocio                        | LMIF            | Temporary housing services                        | \$ 2,333   | \$ 3,333   | \$ 3,333   | \$ 3,333   | \$ 3,333   | \$ 3,333   | \$ 20,000        |
| Total - page 2                      |                                      |                 |   | \$ 227,916 | \$ 495,345 | \$ 326,333 | \$ 332,333 | \$ 326,333 | \$ 326,333 | \$ 2,234,595     |

Draft Preliminary Recognized Obligation Payment Schedule City of Hollister Redevelopment Agency  
(February 14, 2012)

| Project Name/Debt Obligation        | Payee  | Source of funds | Description  | Total Fiscal Year | Outstanding Debt | JANUARY    | FEBRUARY     | MARCH      | APRIL      | MAY        | JUNE | January - June            |
|-------------------------------------|--|-----------------|--|-------------------|------------------|------------|--------------|------------|------------|------------|------|---------------------------|
| 1 1997 Tax Allocation Bond          | Union Bank of California                                     | RPTIF           | 2009 bond non-housing  | \$ 378,301        | \$ 8,000,000.0   | \$ -       | \$ -         | \$ -       | \$ -       | \$ 49,853  | \$ - | \$ 446,403 \$ 408,256     |
| 2 2003 Tax Allocation Bond          | Union Bank of California                                     | RPTIF           | 2003 Bond non-housing  | \$ 1,779,801      | \$ 33,880,000.0  | \$ -       | \$ -         | \$ -       | \$ -       | \$ 873,103 | \$ - | \$ 938,103 \$ 1,811,206   |
| 3 2009 Tax Allocation Bond          | Union Bank of California                                     | RPTIF           | 1997 Bonds to non-housing  | \$ 575,335        | \$ 3,530,000.0   | \$ -       | \$ -         | \$ -       | \$ -       | \$ 236,403 | \$ - | \$ 854,853 \$ 1,191,256   |
| 4 Fiscal Agent Fee                  | Union Bank of California                                     | RPTIF           | 1997 and 2003 bonds  | \$ 7,000          | \$ 154,000.0     | \$ -       | \$ -         | \$ -       | \$ -       | \$ -       | \$ - | \$ 7,000 \$ 7,000         |
| 5 Fiscal Agent Fee                  | Union Bank of California                                     | RPTIF           | 2008 Bond Administration   | \$ 7,000          | \$ 154,000.0     | \$ -       | \$ -         | \$ -       | \$ -       | \$ -       | \$ - | \$ 7,000 \$ 7,000         |
| 6 Bond Reserve Funds                | Union Bank of California                                     | RPTIF           | Reserve fund requirements for bonds  | \$ 3,400,972      | \$ -             | \$ -       | \$ 3,400,972 | \$ -       | \$ -       | \$ -       | \$ - | \$ 3,400,972 \$ 6,801,944 |
| 7 Bond Expense Funds                | Union Bank of California                                     | RPTIF           | Expense fund requirement for bonds   | \$ 28,742         | \$ -             | \$ -       | \$ 28,742    | \$ -       | \$ -       | \$ -       | \$ - | \$ 28,742 \$ 57,214       |
| 8 Continuing Bond Disclosure        | Wildan Financial Services                                    | RPTIF           | Annual continuing disclosure   | \$ 500            | \$ 11,000.0      | \$ -       | \$ 500       | \$ -       | \$ -       | \$ -       | \$ - | \$ 500 \$ 1,000           |
| 9 Demolition/Rebuild                | Green Valley Corp dba Barry Swenson Builder                  | 2009 Bond       | Fire Station 1 reconstruction  | \$ 3,578,571      | \$ -             | \$ 300,000 | \$ 300,000   | \$ 300,000 | \$ 300,000 | \$ 447,008 | \$ - | \$ 447,008 \$ 2,084,012   |
| 11 Temporary trailer lease          | Pacific Mobile Structures                                    | 2009 Bond       | Trailer lease - temporary fire station 1   | \$ 13,020         | \$ -             | \$ 1,085   | \$ 1,085     | \$ 1,085   | \$ 1,085   | \$ 1,085   | \$ - | \$ 1,085 \$ 6,510         |
| 12 Ground Lease                     | Greenwood Chevrolet-Pontiac-Buick-GMC, an S-Type Corporation | 2009 Bond       | Fire Station 1 temp. ground lease  | \$ 64,944         | \$ -             | \$ 5,412   | \$ 5,412     | \$ 5,412   | \$ 5,412   | \$ 5,412   | \$ - | \$ 5,412 \$ 27,080        |
| 13 Contract for consulting services | WAC  | 2009 Bond       | Fire Station 1 Architectural Services  | \$ 101,475        | \$ -             | \$ 8,000   | \$ 8,000     | \$ 8,000   | \$ 8,000   | \$ 6,000   | \$ - | \$ 12,000 \$ 42,000       |
| 14 Project Management               | City of Hollister RDA  | 2009 Bond       | Fire Station 1 project management  | \$ 59,760         | \$ -             | \$ 4,980   | \$ 4,980     | \$ 4,980   | \$ 4,980   | \$ 5,193   | \$ - | \$ 4,980 \$ 30,093        |
| 15 Project Management               | City of Hollister Engineering                                | 2009 Bond       | Fire Station 1 construction management   | \$ 82,311         | \$ -             | \$ 5,193   | \$ 5,193     | \$ 5,193   | \$ 5,193   | \$ 5,193   | \$ - | \$ 5,193 \$ 31,155        |
| 16 Project Management               | City of Hollister Public Works                               | 2009 Bond       | Restoration of Fire Station 1 lease area   | \$ 31,500         | \$ -             | \$ -       | \$ -         | \$ -       | \$ -       | \$ -       | \$ - | \$ 31,500 \$ 31,500       |
| 17 Professional Consulting          | Earth Systems  | 2009 Bond       | Contract for inspection services   | \$ 33,128         | \$ -             | \$ -       | \$ -         | \$ 33,128  | \$ -       | \$ -       | \$ - | \$ 33,128 \$ 33,128       |
| 18 Professional Engineering         | San Benito Engineering and Surveying Inc.                    | 2009 Bond       | West Fourth Street Streetscape Plan  | \$ 88,718         | \$ -             | \$ -       | \$ 30,500    | \$ 41,400  | \$ 2,100   | \$ -       | \$ - | \$ 74,000 \$ 74,000       |
| 19 Project Management               | City of Hollister Engineering                                | 2009 Bond       | West Fourth Street Streetscape Plan  | \$ 10,825         | \$ -             | \$ -       | \$ 3,000     | \$ 2,000   | \$ 600     | \$ 500     | \$ - | \$ 6,100 \$ 6,100         |
| 20 Project Management               | City of Hollister RDA  | 2009 Bond       | West Fourth Street Streetscape Plan  | \$ 6,000          | \$ -             | \$ -       | \$ 1,000     | \$ 1,000   | \$ 1,000   | \$ 1,000   | \$ - | \$ 4,000 \$ 4,000         |
| 21 Bond                             | City of Hollister RDA  | 2009 Bond       | Unexpended bond proceeds   | \$ -              | \$ -             | \$ -       | \$ -         | \$ -       | \$ -       | \$ -       | \$ - | \$ 230,333 \$ 230,333     |
| 22 Façade Imp. Loan                 | Milch Dabo   | RPTIF           | 801 San Benito St Façade Improvement   | \$ 18,921         | \$ -             | \$ -       | \$ 18,921    | \$ -       | \$ -       | \$ -       | \$ - | \$ 18,921 \$ 18,921       |
| 23 Façade Imp. Loan                 | DMC  | RPTIF           | 737 San Benito St. Façade Improvement  | \$ 20,000         | \$ -             | \$ -       | \$ 8,034     | \$ -       | \$ -       | \$ -       | \$ - | \$ 8,034 \$ 8,034         |
| 24 Façade Imp. Loan                 | Todd Renz  | RPTIF           | Third St. Façade Improvement   | \$ 30,000         | \$ -             | \$ -       | \$ 30,000    | \$ -       | \$ -       | \$ -       | \$ - | \$ 30,000 \$ 30,000       |
| 25 Oversight Board                  | Main Street Media  | RPTIF           | Legal notices Oversight board formation  | \$ 600            | \$ -             | \$ -       | \$ 800       | \$ -       | \$ -       | \$ -       | \$ - | \$ 600 \$ 600             |
| 26 services                         | Contract for consulting                                      | RPTIF           | Appraisal of 400 block property for resale parcel merger, lot line adjustment, abandon alley | \$ 5,000          | \$ -             | \$ -       | \$ -         | \$ -       | \$ -       | \$ -       | \$ - | \$ 5,000 \$ 5,000         |
| 27 services                         | Contract Engineer  | RPTIF           |  | \$ 15,000         | \$ -             | \$ -       | \$ -         | \$ -       | \$ -       | \$ -       | \$ - | \$ 15,000 \$ 15,000       |
| Total - this page                   |  |                 |  |                   |                  |            |              |            |            |            |      |                           |
| Total - second page                 |  |                 |  |                   |                  |            |              |            |            |            |      |                           |
| Total - third page                  |  |                 |  |                   |                  |            |              |            |            |            |      |                           |
| GRAND TOTAL                         |  |                 |  |                   |                  |            |              |            |            |            |      |                           |

Draft Preliminary Recognized Obligation Payment Schedule City of Hollister Redevelopment Agency  
(February 14, 2012)

| Project Name/Debt Obligation        | Payee                            | Source of funds | Description                                       | Total Outstanding Debt | Total Fiscal Year | JANUARY     | FEBRUARY    | MARCH       | APRIL       | MAY         | JUNE       | January - June |
|-------------------------------------|----------------------------------|-----------------|---|------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|------------|----------------|
| 28 Legal advertising                | Main Street Media                | RPTIF           | 400 block legal notice                            | \$ 300                 | \$                | \$          | \$          | \$          | \$          | \$          | \$         | \$ 300         |
| 29 Property Insurance               | MBASIA Annual Liability Prem.    | RPTIF           | 400 block property insurance                      | \$                     | \$                | \$          | \$          | \$          | \$          | \$          | \$         | \$             |
| 30 Bond Counsel                     | Sibley Austin                    | RPTIF           | Legal consulting services for bonds               | \$ 42,000.0            | \$ 5,000          | \$          | \$ 200.00   | \$ 400.00   | \$ 500.00   | \$ 500.00   | \$ 3,400   | \$ 5,000       |
| 31 Contract for consulting services |                                  | RPTIF           | Successor Agency Counsel                          | \$ 282,500.0           | \$ 12,500         |             | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500   | \$ 12,500      |
| 32 Contract for consulting services | RSB                              | RPTIF           | Financial Consulting Services to Successor Agency | \$                     | \$ 25,000         | \$ 5,000.00 | \$          | \$ 6,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000   | \$ 25,000      |
| 33 Economic Development             | Hollister Downtown Association   | RPTIF           | Main Street USA Programs                          | \$                     | \$ 65,004         | \$ 5,417    | \$ 5,417    | \$ 5,417    | \$ 5,417    | \$ 5,417    | \$ 5,417   | \$ 32,502      |
| 34 Economic Development             | Economic Development Corp        | RPTIF           | Economic Development                              | \$                     | \$ 75,000         | \$ 6,250    | \$ 6,250    | \$ 6,250    | \$ 6,250    | \$ 6,250    | \$ 6,250   | \$ 37,500      |
| 35 Successor Agency                 | City of Hollister                | RPTIF           | 2011-12 Admin Cost Allowance                      | \$ 5,500,000.0         | \$ 488,365        | \$          | \$ 97,873   | \$ 97,873   | \$ 97,873   | \$ 97,873   | \$ 97,873  | \$ 488,365     |
| 36 Lease Office Space               | City of Hollister                | RPTIF           | Office space rent                                 | \$ 379,107.6           | \$ 39,429         | \$ 2,931    | \$ 2,931    | \$ 2,931    | \$ 2,931    | \$ 2,931    | \$ 2,931   | \$ 17,586      |
| 37 Contract for janitorial          | Central Maintenance Company      | RPTIF           | Janitorial services office lease area             | \$ 72,705.0            | \$ 7,980          | \$ 655      | \$ 655      | \$ 655      | \$ 655      | \$ 655      | \$ 655     | \$ 3,930       |
| 38 Employee costs                   | City of Hollister RDA            | RPTIF           | Employee salary and benefits per MOU              | \$                     | \$ 1,085,540      | \$ 88,795   | \$ 88,795   | \$ 88,795   | \$ 88,795   | \$ 88,795   | \$ 88,795  | \$ 532,770     |
| 39 Employee Benefit compensation    | City of Hollister                | RPTIF           | Vacation, sick and admin time accruals            | \$ 174,012.0           | \$ 174,012        | \$          | \$ 174,012  | \$          | \$          | \$          | \$         | \$ 174,012     |
| 40 Other Post-employee benefits     | Former Agency employees          | RPTIF           | PERS post employment benefits                     | \$                     | \$ 201,800        | \$ 16,800   | \$ 16,800   | \$ 16,800   | \$ 16,800   | \$ 16,800   | \$ 16,800  | \$ 100,800     |
| 41 Agency Board                     | City of Hollister RDA            | RPTIF           | Payment to Agency Board                           | \$                     | \$ 4,200          | \$ 600      | \$          | \$          | \$          | \$          | \$         | \$ 600         |
| 42 Agency Insurance Costs           | MBASIA Annual Liability Premium  | RPTIF           | Errors and omissions insurance                    | \$ 614.0               | \$ 4,298          | \$ 614      | \$          | \$          | \$          | \$          | \$         | \$ 614         |
| 43 Overhead Charges                 | City of Hollister                | RPTIF           | Overhead  | \$                     | \$ 945,120        | \$ 53,760   | \$ 53,760   | \$ 53,760   | \$ 53,760   | \$ 53,760   | \$ 53,760  | \$ 322,560     |
| 44 Property Insurance               | Hartford Fund                    | RPTIF           | Property Insurance lease area                     | \$ 39,738.0            | \$ 4,298          | \$ 358      | \$ 358      | \$ 358      | \$ 358      | \$ 358      | \$ 358     | \$ 2,148       |
| 45 Office utility expenses          | Verizon                          | RPTIF           | Utilities (Power, water, sewer, telephone)        | \$ 80,475.0            | \$ 6,700          | \$ 775      | \$ 775      | \$ 775      | \$ 775      | \$ 775      | \$ 775     | \$ 4,350       |
| 46 Copy machine lease               | Tohhiba Financial Services       | RPTIF           | Copy machine lease                                | \$                     | \$ 3,696          | \$ 308      | \$ 308      | \$ 308      | \$ 308      | \$ 308      | \$ 308     | \$ 1,848       |
| 47 Automobile Expenses              | City of Hollister                | RPTIF           | Fuel, maintenance and repair                      | \$                     | \$ 2,556          | \$ 213      | \$ 213      | \$ 213      | \$ 213      | \$ 213      | \$ 213     | \$ 1,278       |
| 48 Office Supplies printing         | Staples                          | RPTIF           | Office supplies and printing                      | \$                     | \$ 6,492          | \$ 541      | \$ 541      | \$ 541      | \$ 541      | \$ 541      | \$ 541     | \$ 3,246       |
| 49 Training/Books                   | Misc.                            | RPTIF           | Training Oversight Board, Education, Books        | \$ 17,640.0            | \$ 4,200          | \$ 700      | \$ 700      | \$ 700      | \$ 700      | \$ 700      | \$ 700     | \$ 4,200       |
| 50 Contract for consulting services | San Benito County                | RPTIF           | Property Tax Administration                       | \$ 4,200,000.0         | \$ 200,000        | \$          | \$          | \$          | \$          | \$          | \$         | \$ 200,000     |
| 51 Contract for consulting services | City of Hollister                | RPTIF           | Gravel removal                                    | \$                     | \$ 105,000        | \$ 8,833    | \$ 8,833    | \$ 8,833    | \$ 8,833    | \$ 8,833    | \$ 8,833   | \$ 52,988      |
| 52 Contract for consulting services | Goldfarb and Lipman LLC          | RPTIF           | Legal consulting                                  | \$                     | \$ 10,000         | \$ 2,500    | \$ 2,500    | \$ 2,500    | \$ 2,500    | \$ 2,500    | \$ 2,500   | \$ 15,000      |
| 53 Contract for consulting services | Environmental Systems Resources  | RPTIF           | GIS Software licensing/maintenance                | \$                     | \$ 423            | \$ 108      | \$ 108      | \$ 108      | \$ 108      | \$ 108      | \$ 108     | \$ 648         |
| 54 Contract for consulting services | San Benito County Admin          | RPTIF           | Computer programming - GIS                        | \$                     | \$ 933            | \$ 233      | \$ 233      | \$ 233      | \$ 233      | \$ 233      | \$ 233     | \$ 1,398       |
| 55 Audit Service                    | Contract for consulting services | RPTIF           | Mann, Umilia, Nelson, CPAs                        | \$                     | \$ 6,000          | \$          | \$          | \$          | \$          | \$          | \$         | \$ 6,000       |
| Subtotal page 2                     |                                  |                 |   | \$ 10,766,792          | \$ 3,165,534      | \$ 195,341  | \$ 463,512  | \$ 294,700  | \$ 300,800  | \$ 294,800  | \$ 498,000 | \$ 2,647,153   |

Attachment 2

Draft Preliminary Recognized Obligation Payment Schedule City of Hollister Redevelopment Agency  
(February 14, 2012)

| Project Name/Debt Obligation        | Payee                                | Source of funds | Description                          | Total Outstanding Debt | Total Fiscal Year | JANUARY   | FEBRUARY  | MARCH     | APRIL     | MAY       | JUNE         | January - June |
|-------------------------------------|--------------------------------------|-----------------|--------------------------------------|------------------------|-------------------|-----------|-----------|-----------|-----------|-----------|--------------|----------------|
| 56 Prospect Villa II                | Hollister Invest Group IV            | LMHF            | Tenant Based rental assistance       | \$ 400,000             | \$ 50,000         | \$ 4,167  | \$ 4,167  | \$ 4,167  | \$ 4,167  | \$ 4,167  | \$ 4,167     | \$ 25,002      |
| 57 Project Management               | City of Hollister                    | LMHF            | Monitor Affordable Housing Covenants | \$ 4,423,230           | \$ 210,630        | \$ 17,533 | \$ 17,533 | \$ 17,533 | \$ 17,533 | \$ 17,533 | \$ 17,533    | \$ 105,198     |
| 58 Contract for Consulting Services | Sanita Cruz Housing Authority        | LMIF            | Section 8 Housing Administration     | \$ 924,000             | \$ 84,000         | \$ 7,000  | \$ 7,000  | \$ 7,000  | \$ 7,000  | \$ 7,000  | \$ 7,000     | \$ 42,000      |
| 59 Consulting Services              | Elias Barocio                        | LMIF            | Temporary housing services           | \$ -                   | \$ 40,000         | \$ 3,333  | \$ 3,333  | \$ 3,333  | \$ 3,333  | \$ 3,333  | \$ 3,333     | \$ 20,000      |
| 60 Statutory Payment                | City of Hollister                    | RPTTF           | Statutory Payment                    | \$ 3,368,254           | \$ 31,036         | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 31,036    | \$ 31,036      |
| 61 Statutory Payment                | SBC Superintendent of Schools        | RPTTF           | Statutory Payment                    | \$ 3,152,772           | \$ -              | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -         | \$ -           |
| 62 Statutory Payment                | Hollister Elementary School District | RPTTF           | Statutory Payment                    | \$ 10,344,870          | \$ 64,891         | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 64,891    | \$ 64,891      |
| 63 Statutory Payment                | San Benito High School District      | RPTTF           | Statutory Payment                    | \$ 8,531,823           | \$ 53,278         | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 53,278    | \$ 53,278      |
| 64 Statutory Payment                | Gavilan Junior College               | RPTTF           | Statutory Payment                    | \$ 2,951,228           | \$ 18,430         | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 18,430    | \$ 18,430      |
| 65 Statutory Payment                | San Benito Equalization Aid          | RPTTF           | Statutory Payment                    | \$ 168,450             | \$ 7,261          | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 7,261     | \$ 7,261       |
| 66 Pass Through Agreement           | San Benito County                    | RPTTF           | Pass Through Agreement               | \$ 82,281,170          | \$ 1,822,094      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 1,822,094 | \$ 1,822,094   |
| 67 Pass Through Agreement           | San Benito Water District            | RPTTF           | Pass Through Agreement               | \$ 11,832,236          | \$ 348,331        | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 348,331   | \$ 348,331     |
| 68 Pass Through Agreement           | San Benito Hospital District         | RPTTF           | Pass Through Agreement               | \$ 7,019,884           | \$ 205,473        | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 205,473   | \$ 205,473     |
| Subtotal Page 3                     |                                      |                 |                                      | \$ 113,445,917         | \$ 2,933,135      | \$ 32,033 | \$ 32,033 | \$ 32,033 | \$ 32,033 | \$ 32,033 | \$ 2,580,538 | \$ 2,740,705   |

RPTTF      Redevelopment Property  
Tax Trust Fund  
LMIF      Low Moderate Income  
Housing Fund



**DEPARTMENT OF  
FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

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March 20, 2012

Bill Avera, Development Services Director  
City of Hollister  
374 Fifth St  
Hollister, CA 95023

Dear Mr. Avera:

On February 14, 2012, pursuant to Health and Safety Code (HSC) section 34169 (g) (1), the City of Hollister Redevelopment Agency, for which you are now the Successor, submitted an Enforceable Obligation Payment Schedule (EOPS) to the California Department of Finance (Finance). Finance staff contacted you to get further clarification for items listed in the EOPS.

HSC section 34171 (d) lists all characteristics of enforceable obligations. Our review of selected line items found the following items do not qualify as enforceable obligations:

- Line item 24 on page 1 for a façade improvement loan with Todd Renz for \$30,000. Mr. Avera agreed these would not be on the ROPS.
- Line item 32 on page 2 for the 6-month payment totaling \$25,000. HSC section 34163 (b) prohibits a redevelopment agency from entering into a contract with any entity after June 27, 2011. We understand contracts for these line items were awarded after June 27, 2011.
- Line item 51 on page 2 of the EOPS for a city contract totaling \$52,998. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city that created the redevelopment agency (RDA) and the former RDA are not enforceable unless the loan agreements were entered into within the first two years of the date of the RDA creation.

Finance recognizes our timeframe to review the EOPS has lapsed. However, should these items be on the Recognized Obligation Payment Schedule (ROPS) adopted by your Oversight Board, we will return the ROPS for your reconsideration. This action will cause the ROPS to be ineffective until Finance approval.

If you believe we have reached this conclusion in error, please provide further evidence that the items questioned above meet the definition of an Enforceable Obligation.

Please direct any inquiries to Jennie DeAngelis at (916) 322-2985 ext 3174 or [Jenny.DeAngelis@dof.ca.gov](mailto:Jenny.DeAngelis@dof.ca.gov).

Sincerely,

MARK HILL  
Program Budget Manager

## **STAFF REPORT**

### **OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HOLLISTER AGENDA**

---

**DATE:** March 28, 2012

**AGENDA ITEM:** VIII-I -Resolution

**STUDY SESSION DATE:** N/A

**MEETING DATE:** April 5 2012

- **TITLE OF ITEM:** Resolution 2012-02 OB of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Hollister ("Former RDA") directing the Successor Agency (SA) to the former RDA to transfer funds on deposit in the Low and Moderate Income Housing Fund (LIMIF) and Other Housing Functions and Assets to the Housing Successor of the Former RDA Pursuant to Sections 34176 and 34180 (c c) of the Dissolution Act.
- **BRIEF DESCRIPTION:** Adopt resolution directing the Successor Agency (SA) to the Redevelopment Agency of the City of Hollister to transfer housing responsibilities, functions, assets and funds on deposit in the Low and Moderate Income Housing Fund (LMIHF) to the Housing Successor of the former RDA pursuant to sections 34176 and 34180 ( c) of the Dissolution Act.
- **STAFF RECOMMENDATION:** The Oversight Board will receive a report that explains the legal requirement for transferring housing assets for the former City of Hollister RDA and approve a resolution directing the SA to the RDA of the City of Hollister to transfer housing assets the to the Housing Successor of the former RDA of the City of Hollister with the exception of funds on deposit in the LMIHF which will be dispersed to taxing entities or used to pay down debt.

**DEPARTMENT SUMMARY:** There is some redundancy in the Dissolution Act with respect to the transfer of housing assets in relation to the former RDA. Chapters 2 through 5 of the Dissolution Act establish the roles and responsibilities of the dissolving Redevelopment Agency, the Successor Agency, the Oversight Board, and the Auditor-Controller. A summary related to the transfer of housing assets is provided in Table 1. Chapter 2 §34176 (a) instructs the dissolving RDA to transfer housing assets with the exception of the LMIHF to the Housing Successor. Chapter 3 instructs the Housing Successor to commence performing housing functions of the previous redevelopment agencies on the operative date of the dissolution (February 1, 2012) and for the Successor Agency to transfer housing functions consistent with section §34176. The redundancy appears to be in Chapter 4 where the Oversight Board is also instructed to direct the Successor Agency to transfer housing responsibilities to the Housing Successor consistent with section §34176. The Successor Agency staff transferred the housing responsibilities and assets on January 31, 2012 to comply with requirements in Chapters 2 and 3 of the law. Staff is recommending that the Oversight Board direct the Successor Agency to transfer the assets listed in the attached resolution to the Housing Successor and unencumbered Low Moderate Income Housing Assets to the appropriate entity as required by the Dissolution Act. It should be noted that pending legislation could redirect the remaining LMIHF balances to the Housing Successor to be used for affordable housing.

**ATTACHMENTS:** Resolution

**CONTACT PERSON:** Mary M. Paxton (831) 636-4316 Ext 16

**DEPARTMENT HEAD:** William B. Avera (831) 636-4360

**TABLE 1 – SUMMARY OF  
SECTIONS OF AB X1 26 RELATED TO TRANSFER OF HOUSING ASSETS**

| <p><b>Chapter 2.<br/>Effect of Redevelopment Agency Dissolution</b></p>  | <p><b>Related Actions</b></p>  |
|--|--|
| <p>34176. (a) The city, county, or city and county that authorized the creation of a redevelopment agency may elect to retain the housing assets and functions previously performed by the redevelopment agency. If a city, county or city and county elects to retain the responsibility for performing housing functions previously performed by a redevelopment agency, all rights, powers, duties and obligations, excluding any amounts on deposit in the Low and Moderate Income Housing Fund, shall be transferred to the city, county, or city and county.</p> <p>(c) Commencing on the operative date of this part, the entity assuming the housing functions formerly performed by the redevelopment agency may enforce affordability covenants and perform related activities pursuant to applicable provisions of the Community Redevelopment Law (Part 1 (commencing with Section 33000), including, but not limited to, Section 33418.</p> | <p><u>January 9, 2012:</u> The City of Hollister City Council passed Resolution 2012-6 electing to be the Successor Housing Agency to the former City of Hollister Redevelopment Agency</p> <p><u>February 2012:</u> Successor Housing Agency staff mailed a letter to all organizations and home owners with a residential loan with the former Redevelopment Agency advising them that although the Redevelopment Agency no longer exists, the terms of the loan agreement remain in effect and that payments must be sent to the City of Hollister.</p> |



Staff Report – Transfer of Housing Assets - April 5, 2012

| Chapter 3. Successor Agency   | Related Actions   |
|---|---|
| <p>34177 Successor agencies are required to do the following:</p> <p>(d) Remit unencumbered balances of redevelopment agency funds to the county auditor-controller for distribution to the taxing entities, including, but not limited to, the unencumbered balance of the Low and Moderate Income Housing Fund of a former redevelopment agency.....</p> <p>(g) Effectuate transfer of housing functions and assets to the appropriate entity designated pursuant to Section 34176.</p> | <p>January 2012: City of Hollister Finance Department transferred Low and Moderate Income Housing Funds (LMIF) to a new City of Hollister Redevelopment Property Tax Trust Fund number 850. Senate Bill 654 was approved January 30, 2012 stipulating the LMIHF will remain with the Successor Housing Agency. Assembly Bill 1585 was introduced on February 2, 2012 in support of SB 654.</p> <p><u>January 31, 2012:</u> City of Hollister Redevelopment Agency staff prepared an internal memo transferring all housing assets with the exception of the amount on deposit in the Low and Moderate Income Housing Fund to the City of Hollister Successor Housing Agency</p> |
| Chapter 4. Oversight Boards   | Related Actions   |
| <p>34181. The oversight board shall direct the successor agency to do all of the following:</p> <p>(c ) Transfer housing responsibilities and all rights, powers, duties, and obligations along with any amounts on deposit in the Low and Moderate Income Housing Fund to the appropriate entity pursuant to Section 34176.</p>  | <p>Action placed on Oversight Board agenda for April 5, 2012</p>  |

**RESOLUTION NO. 2012- 02 OB**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HOLLISTER REDEVELOPMENT AGENCY DIRECTING THE HOLLISTER SUCCESSOR AGENCY (SA) TO TRANSFER FUNDS ON DEPOSIT IN THE LOW AND MODERATE INCOME HOUSING FUND (LMIF) TO THE APPROPRIATE ENTITY PURSUANT TO SECTIONS 34176 AND 34180 (C) OF THE DISSOLUTION ACT AND TO TRANSFER OTHER HOUSING ASSETS TO THE SUCCESSOR HOUSING AGENCY (SHA) OF THE FORMER CITY OF HOLLISTER REDEVELOPMENT AGENCY (RDA)**

**WHEREAS**, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

**WHEREAS**, on January 9, 2012 and pursuant to Health and Safety Code Section 34173, the City Council of the City of Hollister (the "City Council") approved Resolution 2012-6 and declared that the City of Hollister, a municipal corporation (the "City"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Hollister (the "Former RDA") and it also elected to retain housing assets and functions of the former Hollister Redevelopment Agency pursuant to section 34176 of the Dissolution Act, effective February 1, 2012; and

**WHEREAS**, on February 1, 2012, the Former RDA was dissolved pursuant to Health and Safety Code Section 34172; and

**WHEREAS**, the Successor Agency created a Redevelopment Obligation Retirement Fund (RORF) pursuant to Health and Safety Code section 34170.5 (a) and transferred funds on deposit in the Low Moderate Income Housing Fund to the RORF; and

**WHEREAS**, one of the duties of the Oversight Board pursuant to Health and Safety Code section 34181 (c) is to direct the Successor Agency to transfer housing responsibilities and all rights, powers and duties, and obligations along with any amounts on deposit in the Low and Moderate Income Housing fund to the appropriate entity pursuant to §34176 of the act.

**WHEREAS**, the Successor Agency to the Hollister Redevelopment Agency has prepared a summary of the former Hollister Redevelopment Agency housing assets which are summarized in Exhibits A through C of this resolution; and

**WHEREAS**, Exhibit A notes that estimated funds on deposit in the RORF from the Low Moderate Income Housing Fund could potentially be redirected to the Successor Housing Agency if approved Senate Bill 654 and proposed Assembly Bill 1585 is passed and the laws are signed by the Governor;

the extent not already so transferred by the Successor Agency pursuant to Health and Safety Code section 34177(g) and to transfer the encumbered housing assets listed in Exhibit "A" to this resolution to the appropriate entity pursuant to Health and Safety Code Sections 34176 and 34180 (c) to the extent not already so transferred by the Successor Agency pursuant to Health and Safety Code section 34177(g).

**NOW THEREFORE BE IT FURTHER RESOLVED** that any housing asset of the Former RDA that was inadvertently omitted from Exhibits A, B and C shall be transferred to the Housing Successor and the Successor Agency staff shall notify the Oversight Board of said transfer.

**AYES:**

**NOES:**

**ABSTAINED:**

**ABSENT:**

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, Chairperson

**ATTEST:**

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Bill Avera, Oversight Board Secretary

**EXHIBIT A**

**HOUSING FUNDS ON DEPOSIT IN THE REDEVELOPMENT OBLIGATION  
RETIREMENT FUND (RORF)**

| <b>Fund Name</b>                           | <b>Account<br/>Number</b> | <b>Approximate<br/>Fund Balance</b> |
|--|---------------------------|-------------------------------------|
| Low Moderate Income Housing Set-aside Fund | 802                       | \$8.29 million dollars (1)          |

Source: City of Hollister Finance Department, January 30, 2012

- (1) Note: Actual funds in account would be less from payment of enforceable obligations for housing.
- (2) Approved Senate Bill 654 and proposed Assembly Bill xxx if passed and signed by the Governor would re-direct the funds on deposit from the RORF to the Successor Housing Agency.

**EXHIBIT B**

**HOUSING REAL PROPERTY**

|                         |  |
|-------------------------|--|
| Assessor Parcel Number: | 057-025-003  |
| Address:                | 1191 Sunnyslope Road                                 |
| Lot Size:               | 0.39 acre  |
| Land Use:               | Emmaus House (Battered women's transitional housing) |
| Lease:                  | Terms: 25 years                                      |
|                         | Fee: \$1 per year                                    |

**EXHIBIT C**

**HOUSING AGREEMENTS, RIGHTS AND OBLIGATIONS**

1. Santa Cruz Housing Authority: May 16, 1983, Designation of the Housing Authority of the County of Santa Cruz to act on Behalf of the Housing Authority of the City of Hollister and to provide Section 8 Housing Assistance
2. MOU San Benito County Housing Coordinator: February 21, 2008 Office space, equipment and supplies for housing coordinator
3. Hollister Investment Group: January 4, 2010, tenant based rental assistance of \$50,000 per year for ten (10) very low income units at Prospect Villa II Apartment project until December 31, 2019, Resolution 2010—01R
4. Community Services Development Corporation:
  - a. August 14, 2000 acquisition loan for 35 East Street for \$132,210 but forgivable if property is managed with the terms of the rental agreement for 50 years.
  - b. 2001 acquisition loan for 35 East Street for \$47,938 with monthly payments of \$154.19 for 30 years.
  - c. May 21, 2001 acquisition loan for 632-646 7th Street for \$111,369.07 with monthly payments of \$358.21 for 30 years.
  - d. 2001 acquisition loan for \$49,633 with monthly payments of \$159.64 for 30 years for the property at 632-646 Seventh Street.
  - e. 2001 acquisition loan for \$48,600 as amended in April 2010 for an additional \$10,000 for sidewalk improvements but forgivable if property is managed with the terms of the rental agreement for 50 years at 632-646 Seventh Street.
  - f. October 3, 2005 Acquisition Loan for 1 Rustic Street as amended on February 2, 2006 with a rehabilitation loan and as amended on June 29, 2011 for \$135,000 with 1% simple interest for 30 years
  - g. February 7, 2005 Acquisition Loan for 41-51 Rustic Street as amended on July 2, 2007 and June 29, 2011 for \$415,000 with 1% simple interest for 30 years
5. South County Housing:
  - a. September 24, 2010 \$3,000,000 Construction Loan Agreement, recorded November 18, 2010 Recorder's Number 2010-0010771
  - b. Contingencies: Reimbursement from loan agreements with South County Housing for assistance with affordable housing projects including but not limited to the following:
    - i. Bridgevale
    - ii. Chaparral Court
    - iii. Gateway Palms apartments
    - iv. Hillview 1 self-help housing project
    - v. Primavera
    - vi. Rancho Park apartments
    - vii. Rustic Court
    - viii. Rustic Gardens
    - ix. Vista Meadows senior apartments

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6. Emmaus Housing: June 29, 2011, 25 year extension of a fifteen year lease agreement approved on January 21, 1997 for transitional housing for battered women at 1661 Sunnyslope Road.
  - a. Westside Terrace Apartments

**EXHIBIT C**  
**City of Hollister Redevelopment Agency (RDA)**  
**Public Database of Affordable Homeownership Units**

Background: In accordance with the requirements of AB 987, the following list shows existing new and rehabilitated housing units that were either developed or assisted with Low and Moderate Income Housing Funds, and/or replacement housing obligations imposed by Section 33413 of the Community Redevelopment Law. This database is to be updated annually. Also, with accordance with the law, this database does not include any property used to confidentially house victims of domestic violence. This report is not a listing of currently available housing.

**Redevelopment Agency Assisted Ownership Developments from 1988 - Present**

| Project Name  | Property Address | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|---------------|------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|               |                  |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm |   |                          |                        |                                |
| Chaparral Ct. | 600 Chaparral Ct | 052 290 014 | 1           |                            |        |        | 1      | 1992                                    | 9110576                  | 12/23/1991             | 12/13/2024                     |
| Chaparral Ct. | 680 Chaparral Ct | 052 290 022 | 1           |                            |        |        | 1      | 1992                                    | 9106381                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 721 Chaparral Ct | 052 290 012 | 1           |                            |        |        | 1      | 1992                                    | 9106409                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 660 Chaparral Ct | 052 290 020 | 1           |                            |        |        | 1      | 1992                                    | 9106395                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 610 Chaparral Ct | 052 290 015 | 1           |                            |        |        | 1      | 1992                                    | 9110580                  | 12/18/1991             | 12/18/2024                     |
| Chaparral Ct. | 630 Chaparral Ct | 052 290 017 | 1           |                            |        |        | 1      | 1992                                    | 9110589                  | 12/17/1991             | 12/17/2024                     |
| Chaparral Ct. | 690 Chaparral Ct | 052 290 023 | 1           |                            |        |        | 1      | 1992                                    | 9106386                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 620 Chaparral Ct | 052 290 016 | 1           |                            |        |        | 1      | 1992                                    | 0013808                  | 07/14/2002             | 07/14/2035                     |
| Chaparral Ct. | 640 Chaparral Ct | 052 290 018 | 1           |                            |        |        | 1      | 1992                                    | 9110593                  | 12/17/1991             | 12/17/2024                     |
| Chaparral Ct. | 671 Chaparral Ct | 052 290 008 | 1           |                            |        |        | 1      | 1992                                    | 9106427                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 620 Chaparral Ct | 052 290 016 | 1           |                            |        |        | 1      | 1992                                    | 9110585                  | 12/17/1991             | 12/17/2024                     |
| Chaparral Ct. | 651 Chaparral Ct | 052 290 006 | 1           |                            |        |        | 1      | 1992                                    | 9106436                  | 07/08/1991             | 07/18/2024                     |
| Chaparral Ct. | 621 Chaparral Ct | 052 290 003 | 1           |                            |        |        | 1      | 1992                                    | 9110602                  | 12/17/1991             | 12/17/2024                     |
| Chaparral Ct. | 661 Chaparral Ct | 052 290 007 | 1           |                            |        |        | 1      | 1992                                    | 9106431                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 681 Chaparral Ct | 052 290 009 | 1           |                            |        |        | 1      | 1992                                    | 9106423                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 611 Chaparral Ct | 052 290 002 | 1           |                            |        |        | 1      | 1992                                    | 9110607                  | 12/17/1991             | 12/17/2024                     |
| Chaparral Ct. | 701 Chaparral Ct | 052 290 011 | 1           |                            |        |        | 1      | 1992                                    | 9106414                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 631 Chaparral Ct | 052 290 004 | 1           |                            |        |        | 1      | 1992                                    | 9110597                  | 12/17/1991             | 12/17/2024                     |
| Chaparral Ct. | 650 Chaparral Ct | 052 290 019 | 1           |                            |        |        | 1      | 1992                                    | 9106369                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 691 Chaparral Ct | 052 290 010 | 1           |                            |        |        | 1      | 1992                                    | 9106418                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 700 Chaparral Ct | 052 290 024 | 1           |                            |        |        | 1      | 1992                                    | 9106391                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 641 Chaparral Ct | 052 290 005 | 1           |                            |        |        | 1      | 1992                                    | 9106441                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 730 Chaparral Ct | 052 290 013 | 1           |                            |        |        | 1      | 1992                                    | 9106404                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 720 Chaparral Ct | 052 290 026 | 1           |                            |        |        | 1      | 1992                                    | 9106400                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 601 Chaparral Ct | 052 290 001 | 1           |                            |        |        | 1      | 1992                                    | 9110611                  | 12/18/1991             | 12/18/2024                     |
| Chaparral Ct. | 710 Chaparral Ct | 052 290 025 | 1           |                            |        |        | 1      | 1992                                    | 9106373                  | 07/18/1991             | 07/18/2024                     |
| Chaparral Ct. | 670 Chaparral Ct | 052 290 021 | 1           |                            |        |        | 1      | 1992                                    | 9106377                  | 07/18/1991             | 07/18/2024                     |



# EXHIBIT C

| Project Name | Property Address | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                  |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Sierra Ct    | 121 Sierra Ct    | 051 180 002 |             |                            |        |        | 1      |   | 1993                     |                        |                                |
| Sierra Ct    | 130 Sierra Ct    | 051 180 012 |             |                            |        |        | 1      |   | 1993                     |                        |                                |
| Sierra Ct    | 171 Sierra Ct    | 051 180 007 |             |                            |        |        | 1      |   | 1993                     |                        |                                |
| Sierra Ct    | 111 Sierra Ct    | 051 180 001 |             |                            |        |        | 1      |   | 1993                     |                        |                                |
| Sierra Ct    | 121 Sierra Ct    | 051 180 002 |             |                            |        |        | 1      |   | 1993                     |                        |                                |
| Sierra Ct    | 151 Sierra Ct    | 051 180 005 |             |                            |        |        | 1      |   | 1993                     | 12/10/1993             | 12/10/2026                     |
| Sierra Ct    | 170 Sierra Ct    | 051 180 008 |             |                            |        |        | 1      |   | 1993                     | 12/10/1993             | 12/10/2026                     |
| Sierra Ct    | 161 Sierra Ct    | 051 180 006 |             |                            |        |        | 1      |   | 1993                     | 12/10/1993             | 12/10/2026                     |
| Sierra Ct    | 141 Sierra Ct    | 051 180 004 |             |                            |        |        | 1      |   | 1993                     | 12/10/1993             | 12/10/2026                     |
| Sierra Ct    | 110 Sierra Ct    | 051 180 014 |             |                            |        |        | 1      |   | 1993                     | 0002331                | 02/06/2002                     |
| Sierra Ct    | 150 Sierra Ct    | 051 180 010 |             |                            |        |        | 1      |   | 1993                     | 9313051                | 12/10/1993                     |
| Sierra Ct    | 140 Sierra Ct    | 051 180 011 |             |                            |        |        | 1      |   | 1993                     |                        |                                |
| Sierra Ct    | 120 Sierra Ct    | 051 180 013 |             |                            |        |        | 1      |   | 1993                     | 9313088                | 12/10/1993                     |
| Sierra Ct    | 160 Sierra Ct    | 051 180 009 |             |                            |        |        | 1      |   | 1993                     |                        | 12/10/2026                     |

## EXHIBIT C

| Project Name    | Property Address    | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        |         | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|-----------------|---------------------|-------------|-------------|----------------------------|--------|--------|--------|---------|---|--------------------------|------------------------|--------------------------------|
|                 |                     |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm |   |                          |                        |                                |
| Sherwood Forest | 21 E. Park St       | 056 290 035 | 1           |                            |        |        | 1      |         | 1995                                    | 9306941                  | 07/09/1993             | 07/09/2026                     |
| Sherwood Forest | 1230 #E Sherwood Dr | 056 390 058 | 1           |                            |        |        | 1      |         | 1995                                    | 9411602                  | 11/29/1994             | 11/29/2027                     |
| Sherwood Forest | 971 Sherwood Dr     | 056 290 012 | 1           |                            |        |        | 1      |         | 1995                                    |                          |                        |                                |
| Sherwood Forest | 1070 Sherwood Dr    | 056 290 027 | 1           |                            |        |        | 1      |         | 1995                                    | 9306949                  | 07/09/1993             | 07/09/2026                     |
| Sherwood Forest | 1130 Sherwood Dr    | 056 290 039 | 1           |                            |        |        | 1      |         | 1995                                    | 9306707                  | 07/02/1993             | 07/02/2026                     |
| Sherwood Forest | 1230 #H Sherwood Dr | 056 390 055 | 1           |                            |        |        | 1      |         | 1995                                    | 9411578                  | 11/23/1994             | 11/23/2027                     |
| Sherwood Forest | 10 E. Park St       | 056 290 031 | 1           |                            |        |        | 1      |         | 1995                                    | 9306945                  | 07/02/1993             | 07/02/2026                     |
| Sherwood Forest | 1230 #F Sherwood Dr | 056 390 057 | 1           |                            |        |        | 1      |         | 1995                                    | 9411594                  | 11/29/1994             | 11/29/2027                     |
| Sherwood Forest | 1081 Sherwood Dr    | 056 290 019 | 1           |                            |        |        | 1      |         | 1995                                    | 0021908                  | 11/23/1994             | 11/23/2027                     |
| Sherwood Forest | 41 E. Park St       | 056 290 037 | 1           |                            |        |        | 1      |         | 1995                                    | 9306710                  | 07/02/1993             | 07/02/2026                     |
| Sherwood Forest | 21 E. Haydon St     | 056 290 022 | 1           |                            |        |        | 1      |         | 1995                                    | 9408503                  | 08/23/1993             | 08/23/2026                     |
| Sherwood Forest | 31 E. Park St       | 056 290 036 | 1           |                            |        |        | 1      |         | 1995                                    | 9306937                  | 07/09/1993             | 07/09/2026                     |
| Sherwood Forest | 1050 Sherwood Dr    | 056 290 026 | 1           |                            |        |        | 1      |         | 1995                                    | 9403518                  | 03/29/1993             | 03/29/2026                     |
| Sherwood Forest | 31 E. Olive St      | 056 290 051 | 1           |                            |        |        | 1      |         | 1995                                    | 9306715                  | 07/02/1993             | 07/02/2026                     |
| Sherwood Forest | 1090 Sherwood Dr    | 056 290 028 | 1           |                            |        |        | 1      |         | 1995                                    | 9306929                  | 07/09/1993             | 07/09/2026                     |
| Sherwood Forest | 991 Sherwood Dr     | 056 290 013 | 1           |                            |        |        | 1      |         | 1995                                    | 9403525                  | 03/31/1993             | 03/31/2026                     |
| Sherwood Forest | 1071 Prune St       | 056 290 030 | 1           |                            |        |        | 1      |         | 1995                                    | 9408518                  | 08/23/1994             | 08/23/2027                     |
| Sherwood Forest | 30 E. Park St       | 056 290 033 | 1           |                            |        |        | 1      |         | 1995                                    | 9306933                  | 07/09/1993             | 07/09/2026                     |
| Sherwood Forest | 1170 Sherwood Dr    | 056 290 041 | 1           |                            |        |        | 1      |         | 1995                                    | 9306719                  | 06/30/1993             | 06/30/2026                     |
| Sherwood Forest | 1071 Sherwood Dr    | 056 290 018 | 1           |                            |        |        | 1      |         | 1995                                    | 9403532                  | 03/29/1993             | 03/29/2026                     |
| Sherwood Forest | 1230 #A Sherwood Dr | 056 390 055 | 1           |                            |        |        | 1      |         | 1995                                    |                          | 11/23/1994             | 11/23/2027                     |
| Sherwood Forest | 1051 Sherwood Dr    | 056 290 017 | 1           |                            |        |        | 1      |         | 1995                                    |                          |                        |                                |
| Sherwood Forest | 1020 Sherwood Dr    | 056 290 024 | 1           |                            |        |        | 1      |         | 1995                                    | 9408487                  | 08/23/1994             | 08/23/2027                     |
| Sherwood Forest | 1120 Sherwood Dr    | 056-290-038 | 1           |                            |        |        | 1      |         | 1995                                    | 9306723                  | 07/02/1993             | 07/02/2026                     |

# EXHIBIT C

| Project Name    | Property Address  | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|-----------------|-------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|                 |                   |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Sherwood Forest | 951 Sherwood Dr   | 056 290 011 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 1030 Sherwood Dr  | 056 290 025 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 991 Prune St      | 056 290 007 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 1051 Prune St     | 056 290 029 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 11/02/1994                     |
| Sherwood Forest | 31 E. Haydon St   | 056 290 023 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 1131 Prune St     | 056 290 047 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/17/1993                     |
| Sherwood Forest | 1091 Sherwood Dr  | 056 290 020 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 03/29/1994                     |
| Sherwood Forest | 971 Sherwood Dr   | 056 290 012 | 1           |                            |        |        |        | 1                                       | 1995                     |                        |                                |
| Sherwood Forest | 1230B Sherwood Dr | 056 390 061 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 11/23/1994                     |
| Sherwood Forest | 1001 Sherwood Dr  | 056 290 014 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 03/29/1994                     |
| Sherwood Forest | 1220 Sherwood Dr  | 056 290 053 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 11 E. Haydon St   | 056 290 021 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 21 E. Olive St    | 056 290 050 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/02/1993                     |
| Sherwood Forest | 1230C Sherwood Dr | 056 390 060 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 11/23/1994                     |
| Sherwood Forest | 1021 Sherwood Dr  | 056 290 015 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 03/29/1994                     |
| Sherwood Forest | 11 Park Dr        | 056-290-034 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/09/1993                     |
| Sherwood Forest | 1031 Sherwood Dr  | 056 290 016 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 03/29/1994                     |
| Sherwood Forest | 20 E. Olive St    | 056 290 043 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 06/30/1993                     |
| Sherwood Forest | 1121 Prune St     | 056 290 048 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/07/1993                     |
| Sherwood Forest | 20 E. Park St     | 056 290 032 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/07/1993                     |
| Sherwood Forest | 1150 Sherwood Dr  | 056 290 040 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/02/1993                     |
| Sherwood Forest | 1210 Sherwood Dr  | 056 290 052 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/02/1993                     |
| Sherwood Forest | 951 Prune St      | 056 290 005 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 08/18/1994                     |
| Sherwood Forest | 1230D Sherwood Dr | 056 390 059 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 11/23/1994                     |
| Sherwood Forest | 1151 Prune St     | 056 290 046 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 07/09/1993                     |
| Sherwood Forest | 1230G Sherwood Dr | 056 390 056 | 1           |                            |        |        |        | 1                                       | 1995                     |                        | 11/23/1994                     |

# EXHIBIT C

| Project Name | Property Address    | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|---------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                     |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Primavera    | 391 Primavera Drive | 051 200 017 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 391 Rustic Street   | 051 200 001 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 370 Primavera Drive | 051 200 015 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 421 Primavera Drive | 051 190 020 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 291 Rustic Street   | 051 200 006 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 330 Primavera Drive | 051 200 012 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 491 Rustic Street   | 051 190 001 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 471 Rustic Street   | 051 190 003 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 391 Rustic Street   | 051 200 001 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 300 Madrone Drive   | 051 200 025 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 431 Primavera Drive | 051 190 019 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 390 Madrone Drive   | 051 200 032 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 410 Madrone Drive   | 051 190 022 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 360 Primavera Drive | 051 200 014 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 430 Primavera Drive | 051 190 010 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 411 Rustic Street   | 051 190 007 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 451 Rustic Street   | 051 190 004 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 420 Madrone Drive   | 051 190 023 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 390 Primavera Drive | 051 200 016 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 330 Madrone Drive   | 051 200 028 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 351 Rustic Street   | 051 200 003 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 300 Primavera Drive | 051 200 009 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 451 Primavera Drive | 051 190 018 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 490 Primavera Drive | 051 190 014 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 310 Madrone Drive   | 051 200 026 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 320 Primavera Drive | 051 200 011 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 370 Madrone Drive   | 051 200 031 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 470 Primavera Drive | 051 190 012 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 421 Rustic Street   | 051 190 006 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 480 Primavera Drive | 051 190 013 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 311 Primavera Drive | 051 200 023 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 490 Madrone Drive   | 051 190 028 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |

# EXHIBIT C

| Project Name | Property Address    | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|---------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                     |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Primavera    | 361 Primavera Drive | 051 200 019 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 450 Madrone Drive   | 051 190 025 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 331 Rustic Street   | 051 200 004 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 430 Madrone Drive   | 051 190 024 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 350 Primavera Drive | 051 200 013 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 301 Rustic Street   | 051 200 005 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 351 Primavera Drive | 051 200 020 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 201 Rustic Street   | 051 200 008 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 410 Primavera Drive | 051 190 008 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 420 Primavera Drive | 051 190 009 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 321 Primavera Drive | 051 200 022 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 491 Primavera Drive | 051 190 015 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 470 Madrone Drive   | 051 190 026 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 371 Primavera Drive | 051 200 018 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 301 Primavera Drive | 051 200 024 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 481 Rustic Street   | 051 190 002 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 471 Primavera Drive | 051 190 017 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 371 Rustic Street   | 051 200 002 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 331 Primavera Drive | 051 200 021 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 350 Madrone Drive   | 051 200 029 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 480 Madrone Drive   | 051 190 027 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 310 Primavera Drive | 051 200 010 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 251 Rustic Street   | 051 200 007 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 360 Madrone Drive   | 051 200 030 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 431 Rustic Street   | 051 190 005 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 450 Primavera Drive | 051 190 010 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 481 Primavera Drive | 051 190 016 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |
| Primavera    | 320 Madrone Drive   | 051 200 027 | 1           |                            |        |        | 1      |   |                          |                        | 1997                           |

## EXHIBIT C

| Project Name | Property Address        | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|-------------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                         |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Bridgevale   | 1720 Bridge Rd          | 052 340 057 | 1           |                            |        |        |        | 1                                       |                          | 07/08/1999             | 07/08/2029                     |
| Bridgevale   | 1721 Valonia Way        | 052 340 033 | 1           |                            |        |        |        | 1                                       |                          | 07/20/1999             | 07/20/2029                     |
| Bridgevale   | 1735 Valonia Way        | 052 340 046 | 1           |                            |        |        |        | 1                                       |                          | 07/01/1999             | 07/01/2029                     |
| Bridgevale   | 1730 Jacaranda Cir      | 052-340-008 | 1           |                            |        |        |        | 1                                       |                          | 08/21/2000             | 08/21/2030                     |
| Bridgevale   | 491 Bridgevale Rd       | 052 340 054 | 1           |                            |        |        |        | 1                                       |                          | 07/08/1999             | 07/08/2029                     |
| Bridgevale   | 1711 Jacaranda Cir      | 052 340 017 | 1           |                            |        |        |        | 1                                       |                          | 11/06/2000             | 11/06/2030                     |
| Bridgevale   | 1740 Bridge Rd          | 052 340 055 | 1           |                            |        |        |        | 1                                       |                          | 07/01/1999             | 07/01/2029                     |
| Bridgevale   | 1718 Jacaranda Cir      | 052 340 040 | 1           |                            |        |        |        | 1                                       |                          | 4/22/2010              | 04/22/2055                     |
| Bridgevale   | 1745 Valonia Way        | 052 340 048 | 1           |                            |        |        |        | 1                                       |                          | 07/08/1999             | 07/08/2029                     |
| Bridgevale   | 1719 Valonia Way        | 052-340-034 | 1           |                            |        |        |        | 1                                       |                          |                        |                                |
| Bridgevale   | 1723 Jacaranda Cir      | 052 340 011 | 1           |                            |        |        |        | 1                                       |                          | 11/06/2000             | 11/06/2030                     |
| Bridgevale   | 1743 Valonia Way        | 052 340 047 | 1           |                            |        |        |        | 1                                       |                          | 07/06/1999             | 07/06/2029                     |
| Bridgevale   | 441 Bridgevale Rd       | 052 340 051 | 1           |                            |        |        |        | 1                                       |                          | 07/01/1999             | 07/01/2029                     |
| Bridgevale   | 1730 Bridge Rd          | 052 340 056 | 1           |                            |        |        |        | 1                                       |                          | 07/01/1999             | 07/01/2029                     |
| Bridgevale   | 1710 Valonia Way        | 052 340 059 | 1           |                            |        |        |        | 1                                       |                          | 06/28/1999             | 06/28/2029                     |
| Bridgevale   | 421 Bridgevale          | 052 340 050 | 1           |                            |        |        |        | 1                                       |                          | 07/01/1999             | 07/01/2029                     |
| Bridgevale   | 1723 Valonia Way        | 052-340-032 | 1           |                            |        |        |        | 1                                       |                          | 07/20/1999             | 07/20/2029                     |
| Bridgevale   | 1748 Valonia Way        | 052-340-025 | 1           |                            |        |        |        | 1                                       |                          |                        |                                |
| Bridgevale   | 1728 Jacaranda Cir      | 052 340 009 | 1           |                            |        |        |        | 1                                       |                          | 08/14/2000             | 08/14/2030                     |
| Bridgevale   | 1715 Jacaranda Cir      | 052 340 015 | 1           |                            |        |        |        | 1                                       |                          | 08/08/2000             | 08/08/2030                     |
| Bridgevale   | 461 Bridgevale Rd       | 052 340 052 | 1           |                            |        |        |        | 1                                       |                          | 07/06/1999             | 07/06/2029                     |
| Bridgevale   | 1707 Jacaranda Cir      | 052 340 019 | 1           |                            |        |        |        | 1                                       |                          | 08/08/2000             | 08/08/2030                     |
| Bridgevale   | 1713 Jacaranda Cir      | 052 340 016 | 1           |                            |        |        |        | 1                                       |                          | 08/14/2000             | 08/14/2030                     |
| Bridgevale   | 410 Bridgevale Rd/361 B | 019 240 011 | 1           |                            |        |        |        | 1                                       |                          | 05/30/2000             | 05/30/2030                     |
| Bridgevale   | 481 Bridgevale Rd       | 052 340 053 | 1           |                            |        |        |        | 1                                       |                          | 07/06/1999             | 07/06/2029                     |
| Bridgevale   | 1717 Jacaranda Cir      | 052 340 014 | 1           |                            |        |        |        | 1                                       |                          | 08/16/2000             | 08/16/2030                     |
| Bridgevale   | 1725 Jacaranda Cir      | 052-340-010 | 1           |                            |        |        |        | 1                                       |                          | 08/08/2000             | 08/08/2030                     |
| Bridgevale   | 1725 Valonia Way        | 052 340 031 | 1           |                            |        |        |        | 1                                       |                          | 07/22/1999             | 07/22/2029                     |
| Bridgevale   | 1732 Jacaranda Cr       | 052 340 007 | 1           |                            |        |        |        | 1                                       |                          | 08/16/2000             | 08/16/2030                     |

# EXHIBIT C

| Project Name | Property Address   | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|--------------------|-------------|-------------|----------------------------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                    |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm                                  | 4+ Bdrm                  |                        |                                |
| Bridgevale   | 401 Bridge Rd      | 052 340 024 | 1           |                            | 1      |        |   |                          | 07/22/1999             | 07/22/2029                     |
| Bridgevale   | 1715 W Graf Rd     | 052-340-002 | 1           |                            | 1      |        |   |                          | 1999                   |                                |
| Bridgevale   | 1728 Valonia Way   | 052 340 030 | 1           |                            |        |        |   |                          | 07/20/1999             | 07/20/2029                     |
| Bridgevale   | 1730 Valonia Way   | 052 340 029 | 1           |                            |        |        |   |                          | 1999                   |                                |
| Bridgevale   | 1709 Jacaranda Cir | 052 340 018 | 1           |                            |        |        |   |                          | 08/14/2000             | 08/14/2030                     |
| Bridgevale   | 1706 Jacaranda Cir | 052 340 043 | 1           |                            |        |        |   |                          | 1999                   |                                |
| Bridgevale   | 1720 Valonia Way   | 052 340 058 | 1           |                            |        |        |   |                          | 07/06/1999             | 07/06/2029                     |
| Bridgevale   | 1719 Jacaranda Cir | 052 340 013 | 1           |                            |        |        |   |                          | 08/21/2000             | 08/21/2030                     |
| Bridgevale   | 1747 Valonia Way   | 052 340 049 | 1           |                            |        |        |   |                          | 07/08/1999             | 07/08/2029                     |
| Bridgevale   | 1742 Valonia Way   | 052 340 027 | 1           |                            |        |        |   |                          | 05/24/2000             | 05/24/2030                     |
| Bridgevale   | 381 Bridgevale Rd  | 052 340 023 | 1           |                            |        |        |   |                          | 07/22/1999             | 07/22/2029                     |
| Bridgevale   | 1705 Jacaranda Cir | 052 340 020 | 1           |                            |        |        |   |                          | 1999                   |                                |
| Bridgevale   | 1703 Jacaranda Cir | 052-340-021 | 1           |                            |        |        |   |                          | 1999                   |                                |



# EXHIBIT C

| Project Name | Property Address    | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|---------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                     |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Hillview     | 1469 Buena Vista Rd | 052 320 007 | 25          |                            |        |        | 13     | 12                                      |                          |                        | 2011                           |

| Project Name  | Property Address   | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|---------------|--------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|               |                    |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Vista Meadows | 108 E. Park Street | 056 290 001 | 72          |                            |        | 67     | 5      |   |                          |                        | 2011                           |

# EXHIBIT C

| Project Name | Property Address | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                  |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| CHRP         | 200 Santa Ana Rd | 051 050 003 | 1           |                            |        |        |        |   |                          | 06/14/1993             | 06/14/1998                     |
| CHRP         | 1027 Powell St   | 055 150 016 | 1           |                            |        |        |        |   |                          | 03/23/1993             | 03/23/1998                     |
| CHRP         | 1133 Monterey St | 056 130 019 | 1           |                            |        |        |        |   |                          |                        |                                |
| CHRP         | 614 Walnut Ln    | 055 090 019 | 1           |                            |        |        |        |   |                          |                        |                                |
| CHRP         | 250 San Juan Dr  | 051 060 046 | 1           |                            |        |        |        |   |                          | 06/29/1993             | 06/29/1998                     |
| CHRP         | 651 Fifth St     | 053 091 022 | 1           |                            |        |        |        |   |                          |                        |                                |
| CHRP         | 69 Sally St      | 054 240 017 | 1           |                            |        |        |        |   |                          |                        |                                |
| CHRP         | 632 Central Ave  | 053 260 011 | 1           |                            |        |        |        |   |                          |                        |                                |
| CHRP         | 116 Locust Ave   | 053 291 002 | 1           |                            |        |        |        |   |                          | 12/28/1987             | 12/28/1992                     |
| CHRP         | 543 Fifth St     | 053 080 006 | 1           |                            |        |        |        |   |                          | 06/01/1993             | 06/01/1998                     |
| CHRP         | 203 Willow Dr    | 052 123 012 | 1           |                            |        |        |        |   |                          |                        |                                |

## EXHIBIT C

| Project Name | Property Address     | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|----------------------|-------------|-------------|----------------------------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                      |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm                                  | 4+ Bdrm                  |                        |                                |
| Rehab Loan   | 200 Santa Ana Rd     | 051 050 003 | 1           |                            |        |        |   |                          | 03/28/1993             | 03/28/1998                     |
| Rehab Loan   | 432 College St       | 053 160 018 | 1           |                            |        |        |   |                          | 04/24/1986             | 04/24/2016                     |
| Rehab Loan   | 140 Recht St         | 054 401 024 | 1           |                            |        |        |   |                          | 11/06/1997             | 11/06/2027                     |
| Rehab Loan   | 649 Sixth St         | 053 092 005 | 1           |                            |        |        |   |                          | 11/18/1987             | 11/18/2017                     |
| Rehab Loan   | 84 Hawkins St        | 056 060 021 | 1           |                            |        |        |   |                          | 03/28/1999             | 03/28/2029                     |
| Rehab Loan   | 1060 S. Ridgemark Dr | 020 680 020 | 1           |                            |        |        |   |                          | 03/28/1999             | 03/28/2029                     |
| Rehab Loan   | 821 Canal Alley      | 053 270 023 | 1           |                            |        |        |   |                          | 03/27/1987             | 03/27/2017                     |
| Rehab Loan   | 40 Gonzalez Dr       | 052 151 003 | 1           |                            |        |        |   |                          | 10/29/1996             | 10/29/2026                     |
| Rehab Loan   | 1023 Victoria St     | 056 142 004 | 1           |                            |        |        |   |                          | 06/09/1986             | 06/09/2016                     |
| Rehab Loan   | 850 Fremont Way      | 053 220 030 | 1           |                            |        |        |   |                          | 06/03/1987             | 06/03/2017                     |
| Rehab Loan   | 651 Fifth St         | 053 091 022 | 1           |                            |        |        |   |                          | 1990                   | 2020                           |
| Rehab Loan   | 230 Ranchito Dr      | 052 121 009 | 1           |                            |        |        |   |                          | 11/25/1988             | 11/25/2018                     |
| Rehab Loan   | 863 Powell St        | 055 070 005 | 1           |                            |        |        |   |                          | 03/29/1989             | 03/29/2019                     |
| Rehab Loan   | 694 Central Ave      | 053 260 022 | 1           |                            |        |        |   |                          | 03/10/1986             | 03/10/2016                     |
| Rehab Loan   | 949 Sally St         | 056 101 005 | 1           |                            |        |        |   |                          | 03/15/1989             | 03/15/2019                     |
| Rehab Loan   | 872 West 2nd St      | 053 340 007 | 1           |                            |        |        |   |                          | 11/18/1987             | 11/18/2017                     |
| Rehab Loan   | 33 Main Alley        | 051 030 027 | 1           |                            |        |        |   |                          | 06/18/1986             | 06/18/2016                     |
| Rehab Loan   | 61 Recht St          | 054 302 003 | 1           |                            |        |        |   |                          | 02/13/2001             | 02/13/2031                     |
| Rehab Loan   | 660 Seventh St       | 053 092 015 | 1           |                            |        |        |   |                          | 04/23/1987             | 04/23/2017                     |
| Rehab Loan   | 57 Hawkins St        | 056 102 008 | 1           |                            |        |        |   |                          | 03/04/1988             | 03/04/2018                     |
| Rehab Loan   | 90 Rustic St         | 051 030 035 | 1           |                            |        |        |   |                          | 07/01/1987             | 07/01/2017                     |
| Rehab Loan   | 386-396 Third St     | 054 171 001 | 1           |                            |        |        |   |                          |                        |                                |
| Rehab Loan   | 905 Suiter St        | 055 060 025 | 1           |                            |        |        |   |                          | 09/27/1999             | 09/27/2029                     |
| Rehab Loan   | 1341 Gloria Dr       | 057 122 009 | 1           |                            |        |        |   |                          | 09/27/1999             | 09/27/2029                     |
| Rehab Loan   | 116 Locust Ave       | 053 291 002 | 1           |                            |        |        |   |                          | 07/15/1988             | 07/15/2018                     |
| Rehab Loan   | 486 Seventh St       | 053 060 009 | 1           |                            |        |        |   |                          | 10/17/1988             | 10/17/2018                     |
| Rehab Loan   | 1707 Jacaranda Cir   | 052 340 019 | 1           |                            |        |        |   |                          | 08/18/2000             | 08/18/2030                     |
| Rehab Loan   | 231 San Juan Rd      | 051 060 021 | 1           |                            |        |        |   |                          | 06/06/1987             | 06/06/2017                     |
| Rehab Loan   | 222 Willow Dr        | 052 122 020 | 1           |                            |        |        |   |                          | 04/06/1998             | 04/06/2028                     |
| Rehab Loan   | 36 Sally St          | 054 230 006 | 1           |                            |        |        |   |                          | 06/30/1986             | 06/30/2016                     |
| Rehab Loan   | 270 San Juan Dr      | 051 060 044 | 1           |                            |        |        |   |                          | 03/09/1987             | 03/09/2017                     |

# EXHIBIT C

| Project Name | Property Address   | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|--------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                    |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| Rehab Loan   | 808 Fourth St      | 053 220 020 | 1           |                            |        |        |        |   |                          |                        |                                |
| Rehab Loan   | 781 Fourth St      | 053 160 002 | 1           |                            |        |        |        |   |                          | 02/05/1988             | 02/05/2018                     |
| Rehab Loan   | 1631 Central Ave   | 052 110 021 | 1           |                            |        |        |        |   |                          | 07/24/1987             | 07/24/2017                     |
| Rehab Loan   | 1148 San Benito St | 056 130 004 | 1           |                            |        |        |        |   |                          | 05/10/1987             | 05/10/2017                     |
| Rehab Loan   | 964 Sally St       | 056 092 008 | 1           |                            |        |        |        |   |                          |                        |                                |
| Rehab Loan   | 250 Ranchito Dr    | 052 121 007 | 1           |                            |        |        |        |   |                          | 08/14/1998             | 08/14/2018                     |
| Rehab Loan   | 823 Powell St      | 055 020 016 | 1           |                            |        |        |        |   |                          | 08/20/1987             | 08/20/2017                     |
| Rehab Loan   | 827 Powell St      | 055 060 001 | 1           |                            |        |        |        |   |                          | 12/11/1987             | 12/11/2017                     |
| Rehab Loan   | 40 Rustic St       | 051 030 013 | 1           |                            |        |        |        |   |                          | 02/05/1998             | 02/05/2028                     |
| Rehab Loan   | 365 Seventh St     | 054 050 010 | 1           |                            |        |        |        |   |                          | 07/08/1988             | 07/08/2018                     |
| Rehab Loan   | 10 La Machia Ct    | 052 211 001 | 1           |                            |        |        |        |   |                          |                        | 30                             |
| Rehab Loan   | 181 Santa Ana Rd   | 054 270 012 | 1           |                            |        |        |        |   |                          | 03/12/1986             | 03/12/2016                     |
| Rehab Loan   | 10 Rustic St       | 051 030 017 | 1           |                            |        |        |        |   |                          | 11/07/1988             | 11/07/2018                     |
| Rehab Loan   | 290 Graf Rd        | 052 110 047 | 1           |                            |        |        |        |   |                          | 04/01/1988             | 04/01/2018                     |
| Rehab Loan   | 640 Walnut Ln      | 055 090 003 | 1           |                            |        |        |        |   |                          | 06/23/1986             | 06/23/2016                     |
| Rehab Loan   | 446 Sixth St       | 053 070 013 | 1           |                            |        |        |        |   |                          | 01/14/1999             | 01/14/2029                     |
| Rehab Loan   | 861 Sulter St      | 055 060 034 | 1           |                            |        |        |        |   |                          |                        |                                |
| Rehab Loan   | 161 Rustic St      | 051 080 004 | 1           |                            |        |        |        |   |                          | 09/22/1986             | 09/22/2016                     |
| Rehab Loan   | 333 Mapleton Ave   | 053 210 004 | 1           |                            |        |        |        |   |                          |                        | 30                             |
| Rehab Loan   | 61 North Sally St  | 054 240 016 | 1           |                            |        |        |        |   |                          | 03/03/1989             | 03/03/2019                     |
| Rehab Loan   | 775 Fifth St       | 053 122 003 | 1           |                            |        |        |        |   |                          | 06/07/1986             | 06/07/2016                     |
| Rehab Loan   | 50 Alvarado St     | 054 270 004 | 1           |                            |        |        |        |   |                          |                        |                                |

# EXHIBIT C

| Project Name | Property Address    | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|---------------------|-------------|-------------|----------------------------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                     |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm                                  | 4+ Bdrm                  |                        |                                |
| HSP          | 1641 Bella Vista Dr | 057 344 047 | 1           |                            |        |        |   |                          | 05/08/1998             | 05/08/2042                     |
| HSP          | 1191 El Toro Dr.    | 060 021 001 | 1           |                            |        |        |   |                          | 11/10/2009             | 11/10/2054                     |
| HSP          | 846 Washington St   | 056 012 010 | 1           |                            |        |        |   |                          | 05/08/1998             | 05/08/2018                     |
| HSP          | 39 Olive St         | 056 230 023 | 1           |                            |        |        |   |                          | 02/03/1999             | 02/03/2019                     |
| HSP          | 110 Locust Ave      | 053 291 001 | 1           |                            |        |        |   |                          | 02/03/1999             | 02/03/2019                     |
| HSP          | 890 Washington St   | 056 012 023 | 1           |                            |        |        |   |                          | 09/04/1997             |                                |
| HSP          | 101 Gibson Dr #5    | 056 300 005 | 1           |                            |        |        |   |                          | 07/28/1995             | 07/28/2025                     |
| HSP          | 781 Calais Dr       | 056 338 002 | 1           |                            |        |        |   |                          | 10/07/1996             | 10/07/2016                     |
| HSP          | 720 B. St.          | 055 120 004 | 1           |                            |        |        |   |                          |                        | 02/14/1900                     |
| HSP          | 360 Madrone Dr      | 051 200 030 | 1           |                            |        |        |   |                          |                        |                                |
| HSP          | 160 Gibson Dr #22   | 056 300 016 | 1           |                            |        |        |   |                          | 10/18/2000             | 10/18/2020                     |
| HSP          | 272 Willow Dr       | 052 122 010 | 1           |                            |        |        |   |                          | 02/24/1999             | 02/24/2019                     |
| HSP          | 791 Calais Circle   | 056 338 001 | 1           |                            |        |        |   |                          | 03/27/2009             | 03/27/2054                     |
| HSP          | 1260 Westside Blvd  | 058 021 014 | 1           |                            |        |        |   |                          | 01/16/2001             | 01/16/2021                     |
| HSP          | 360 Madrone Dr      | 051 200 030 | 1           |                            |        |        |   |                          | 01/25/2006             | 01/25/2051                     |
| HSP          | 231 Recht St        | 054 480 001 | 1           |                            |        |        |   |                          | 03/12/1999             | 03/12/2029                     |
| HSP          | 312 Willow Dr       | 052 122 002 | 1           |                            |        |        |   |                          | N/A                    |                                |
| HSP          | 260 Miller Rd       | 052 193 006 | 1           |                            |        |        |   |                          | 08/11/1999             |                                |
| HSP          | 935 Arena Way       | 054 392 002 | 1           |                            |        |        |   |                          | 04/01/1998             | 04/15/2018                     |
| HSP          | 600 B St            | 055 120 012 | 1           |                            |        |        |   |                          |                        |                                |
| HSP          | 110 Locust Ave      | 053 291 001 | 1           |                            |        |        |   |                          | 11/14/1988             | 11/14/2018                     |
| HSP          | 40 Gonzalez Dr      | 052 151 003 | 1           |                            |        |        |   |                          | N/A                    |                                |
| HSP          | 1171 Apricot Lane   | 058 042 001 | 1           |                            |        |        |   |                          | 03/12/2009             | 03/12/2054                     |
| HSP          | 960 Apple Ct        | 054 320 004 | 1           |                            |        |        |   |                          | 10/11/1996             | 10/11/2016                     |
| HSP          | 315 Mapleton St     | 053 210 002 | 1           |                            |        |        |   |                          |                        |                                |
| HSP          | 208 Holland Cir     | 054 540 031 | 1           |                            |        |        |   |                          | 03/24/2004             | 03/24/2049                     |
| HSP          | 1251 Monica Ct      | 058 043 002 | 1           |                            |        |        |   |                          | 01/19/1996             | 01/19/2026                     |
| HSP          | 250 Matulich Rd     | 052 192 008 | 1           |                            |        |        |   |                          | 12/20/2005             | 12/20/2025                     |
| HSP          | 290 Felice Dr       | 052 131 017 | 1           |                            |        |        |   |                          | 05/30/1995             | 05/30/2035                     |
| HSP          | 842 Washington St   | 056 012 008 | 1           |                            |        |        |   |                          | 04/06/2009             | 04/06/2054                     |



## EXHIBIT C

| HSP          | 161 Westside Blvd.  | 052 213 007 |   | Total Units | Units Sold by Bedroom Size          | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|---------------------|-------------|---|-------------|-------------------------------------|---|--------------------------|------------------------|--------------------------------|
| Project Name | Property Address    | Parcel No.  |   |             | Studio 1 Bdrm 2 Bdrm 3 Bdrm 4+ Bdrm |   |                          |                        |                                |
| HSP          | 41 Karen Ct         | 052 063 005 | 1 |             |                                     |   |                          | 07/19/1995             | 07/19/2025                     |
| HSP          | 1280 Carmen Ct      | 058 043 026 | 1 |             |                                     |   |                          | 10/12/1988             |                                |
| HSP          | 200 Holland Cir     | 054 540 035 | 1 |             |                                     |   |                          | 04/24/1998             | 04/24/2018                     |
| HSP          | 100 Karen Ct        | 052 063 021 | 1 |             |                                     |   |                          | 04/25/1999             | 04/25/2029                     |
| HSP          | 101 Westside Blvd   | 052 062 017 | 1 |             |                                     |   |                          | 04/24/1997             | 04/24/2027                     |
| HSP          | 805 South St        | 552 500 010 | 1 |             |                                     |   |                          | 09/24/1997             | 09/24/2027                     |
| HSP          | 801 Nash Rd. #A1    | 055 260 005 | 1 |             |                                     |   |                          | 11/10/2009             | 11/10/2054                     |
| HSP          | 1230 Jan Ave        | 052 250 024 | 1 |             |                                     |   |                          | 02/05/1999             | 02/05/2029                     |
| HSP          | 250 Carnobb Dr      | 052 123 019 | 1 |             |                                     |   |                          | 06/09/1998             | 06/09/2018                     |
| HSP          | 49 East St          | 054 230 007 | 1 |             |                                     |   |                          |                        |                                |
| HSP          | 450 McCray St.      | 054 161 025 | 1 |             |                                     |   |                          | 02/15/2010             | 02/15/2055                     |
| HSP          | 21 Brandy Ct.       | 052 240 009 | 1 |             |                                     |   |                          | 07/28/1999             |                                |
| HSP          | 1723 Valoria Way    | 052 340 032 | 1 |             |                                     |   |                          |                        |                                |
| HSP          | 1718 Jacaranda Cir. | 052 340 040 | 1 |             |                                     |   |                          | 04/22/2010             | 04/22/2055                     |
| HSP          | 41 Knight Ln        | 056 281 002 | 1 |             |                                     |   |                          | 06/23/2004             |                                |
| HSP          | 49 Hawkins St       | 056 102 012 | 1 |             |                                     |   |                          |                        | 20                             |
| HSP          | 58 Hawkins St       | 056 060 026 | 1 |             |                                     |   |                          | 09/13/1999             | 09/13/2019                     |
| HSP          | 261 Holland Cir     | 054 540 005 | 1 |             |                                     |   |                          | 03/24/00               | 03/24/2030                     |
| HSP          | 1321 Matador St     | 054 443 007 | 1 |             |                                     |   |                          |                        | 20                             |
| HSP          | 1331 Monica Ct      | 058 043 009 | 1 |             |                                     |   |                          | 03/31/2000             | 03/31/2020                     |
| HSP          | 975 Matador Dr      | 054 412 002 | 1 |             |                                     |   |                          | 08/04/1999             | 08/04/2019                     |
| HSP          | 450 Line St.        | 052 030 006 | 1 |             |                                     |   |                          | 04/14/2010             | 04/14/2055                     |
| HSP          | 20 Karen Ct         | 052 063 009 | 1 |             |                                     |   |                          | 06/29/1995             | 06/29/2025                     |
| HSP          | 291 San Lorenzo Dr  | 052 203 007 | 1 |             |                                     |   |                          |                        | 20                             |
| HSP          | 1381 Alpine Dr      | 060 061 007 | 1 |             |                                     |   |                          | 11/12/1996             | 11/12/2026                     |
| HSP          | 1540 Albright Dr    | 057 303 018 | 1 |             |                                     |   |                          |                        |                                |
| HSP          | 980 Pear St         | 054 370 013 | 1 |             |                                     |   |                          | 02/14/1996             | 02/14/2026                     |
| HSP          | 208 San Juan Rd     | 051 060 051 | 1 |             |                                     |   |                          | 10/18/2000             | 10/18/2020                     |
| HSP          | 1350 Meridian St    | 054 490 022 | 1 |             |                                     |   |                          | 09/11/1996             | 09/11/2016                     |
| HSP          | 1074 Brent Ct       | 055 170 027 | 1 |             |                                     |   |                          |                        |                                |
| HSP          | 801 Nash Rd #D4     | 055 280 010 | 1 |             |                                     |   |                          | 03/03/2000             | 03/03/2020                     |

## EXHIBIT C

[illegible]

## EXHIBIT C

| HSP          | 56 Hawkins St     | 056 060 027 | 1           |                            |        |        |        |   |                          | 10/18/2000             | 10/18/2020                     |
|--------------|-------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
| Project Name | Property Address  | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|              |                   |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| HSP          | 60 Knight Ln      | 056 291 006 | 1           |                            |        |        |        |   |                          | 03/31/2000             | 03/31/2020                     |
| HSP          | 1018 Victoria St  | 056 141 010 | 1           |                            |        |        |        |   |                          | 11/23/1988             |                                |
| HSP          | 971 "C" St        | 058 024 003 | 1           |                            |        |        |        |   |                          | 01/25/1996             | 01/25/2026                     |
| HSP          | 610 Kathryn Ct    | 052 310 035 | 1           |                            |        |        |        |   |                          |                        |                                |
| HSP          | 815 Powell St     | 055 020 036 | 1           |                            |        |        |        |   |                          |                        |                                |
| HSP          | 180 McCarthy St   | 054 270 009 | 1           |                            |        |        |        |   |                          |                        |                                |
| HSP          | 170 Gibson dr #25 | 056 300 025 | 1           |                            |        |        |        |   |                          | 11/21/2000             | 11/21/2030                     |
| HSP          | 30 Bridge Rd      | 052 110 053 | 1           |                            |        |        |        |   |                          | 11/24/2003             | 11/24/2048                     |
| HSP          | 1150 Matador Dr   | 054 441 009 | 1           |                            |        |        |        |   |                          | 02/08/1999             | 02/08/2019                     |
| HSP          | 1715 West Graf    | 052 340 002 | 1           |                            |        |        |        |   |                          | 03/09/2000             | 03/09/2030                     |
| HSP          | 653 Fourth St     | 053 400 005 | 1           |                            |        |        |        |   |                          | 02/23/2006             | 02/23/2051                     |
| HSP          | 1220 Julian Ct    | 058 042 020 | 1           |                            |        |        |        |   |                          | 02/01/1999             | 02/01/2019                     |
| HSP          | 220 Ranchito Dr   | 052 121 010 | 1           |                            |        |        |        |   |                          | 10/17/1997             | 10/17/2017                     |
| HSP          | 850 Victoria Dr   | 057 630 078 | 1           |                            |        |        |        |   |                          | 10/18/2000             | 10/18/2020                     |
| HSP          | 60 Hawkins St     | 056 060 025 | 1           |                            |        |        |        |   |                          | 06/30/1999             | 06/30/2029                     |
| HSP          | 805 South St      | 055 250 011 | 1           |                            |        |        |        |   |                          | 06/22/1995             | 06/22/2025                     |
|              |                   |             |             |                            |        |        |        |   |                          |                        | 45                             |
| HSP          | 1051 Matador Dr.  | 054 443 003 | 1           |                            |        |        |        |   |                          |                        | 45                             |
| HSP          | 160 Gonzales Dr   | 052 161 003 | 1           |                            |        |        |        |   |                          | 01/21/1997             | 01/21/2017                     |

## EXHIBIT C

| Project Name | Property Address    | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|---------------------|-------------|-------------|----------------------------|--------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                     |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm                                 |                          |                        |                                |
| RL/CSDC      | 210 Sally St        | 054 151 005 | 1           |                            |        |        |        |   |                          | 07/24/2006             | 07/24/2051                     |
| RL/CSDC      | 241 Madera Ct       | 052 172 011 | 1           |                            |        |        |        |   |                          | 03/08/2005             | 03/08/2050                     |
| RL/CSDC      | 681 Fourth St       | 053 400 002 | 1           |                            |        |        |        |   |                          | 04/03/2006             | 04/03/2051                     |
| RL/CSDC      | 200 Maple Dr        | 051 080 008 | 1           |                            |        |        |        |   |                          |                        |                                |
| RL/CSDC      | 122 College St      | 053 300 022 | 1           |                            |        |        |        |   |                          | 05/02/2005             | 05/02/2050                     |
| RL/CSDC      | 1151 Monica Dr      | 058 041 003 | 1           |                            |        |        |        |   |                          | 04/20/2006             | 04/20/2051                     |
| RL/CSDC      | 640 Wiebe Way       | 055 030 007 | 1           |                            |        |        |        |   |                          | 04/28/2006             | 04/28/2051                     |
| RL/CSDC      | 345 Haydon St       | 056 120 004 | 1           |                            |        |        |        |   |                          | 05/03/2005             | 05/03/2050                     |
| RL/CSDC      | 20 Haydon Ave       | 056 101 020 | 1           |                            |        |        |        |   |                          | 11/15/2006             | 11/15/2051                     |
| RL/CSDC      | 21 Verde Cir        | 052 110 044 | 1           |                            |        |        |        |   |                          | 03/30/2005             | 03/30/2050                     |
| RL/CSDC      | 1341 Buena Vista Rd | 052 152 007 | 1           |                            |        |        |        |   |                          | 04/05/2005             | 04/05/2050                     |
| RL/CSDC      | 1160 Monica Ct      | 058 042 004 | 1           |                            |        |        |        |   |                          | 04/05/2005             | 04/05/2050                     |
| RL/CSDC      | 201 Recht St        | 054 402 010 | 1           |                            |        |        |        |   |                          | 03/02/2006             | 03/02/2051                     |
| RL/CSDC      | 871 Buena Vista Rd  | 053 340 042 | 1           |                            |        |        |        |   |                          |                        |                                |
| RL/CSDC      | 700 Clearview Dr    | 054 422 009 | 1           |                            |        |        |        |   |                          | 04/25/2006             | 04/25/2051                     |
| RL/CSDC      | 807 Powell St       | 055 020 002 | 1           |                            |        |        |        |   |                          | 03/02/2006             | 03/02/2051                     |
| RL/CSDC      | 121 Recht St        | 054 302 006 | 1           |                            |        |        |        |   |                          | 03/30/2005             | 03/30/2050                     |
| RL/CSDC      | 818 Central Ave     | 053 270 007 | 1           |                            |        |        |        |   |                          | 06/19/2006             | 06/19/2051                     |
| RL/CSDC      | 90 Locust ave       | 053 340 020 | 1           |                            |        |        |        |   |                          | 06/28/2005             | 6/28/2050                      |
| RL/CSDC      | 428 Seventh St      | 053 060 014 | 1           |                            |        |        |        |   |                          | 04/12/2005             | 04/12/2050                     |
| RL/CSDC      | 827 Central Ave     | 053 220 026 | 1           |                            |        |        |        |   |                          | 03/09/2006             | 03/09/2051                     |
| RL/CSDC      | 1061 West St        | 055 100 014 | 1           |                            |        |        |        |   |                          | 04/19/2006             | 04/19/2051                     |
| RL/CSDC      | 550 Tiffany Dr      | 053 112 020 | 1           |                            |        |        |        |   |                          |                        | 45                             |
| RL/CSDC      | 81 Miller Rd        | 052 153 008 | 1           |                            |        |        |        |   |                          | 07/20/2006             | 07/20/2051                     |
| RL/CSDC      | 72 Hazel St         | 056 040 016 | 1           |                            |        |        |        |   |                          | 04/06/2005             | 04/04/2050                     |
| RL/CSDC      | 210 San Juan Dr     | 051 060 050 | 1           |                            |        |        |        |   |                          | 04/18/2006             | 04/18/2051                     |
| RL/CSDC      | 769 Fourth St       | 053 160 003 | 1           |                            |        |        |        |   |                          |                        |                                |
| RL/CSDC      | 529 Powell St       | 053 080 020 | 1           |                            |        |        |        |   |                          | 06/01/2006             | 06/01/2051                     |
| RL/CSDC      | 1101 Monica Dr      | 058 041 001 | 1           |                            |        |        |        |   |                          | 04/27/2006             | 04/27/2051                     |
| RL/CSDC      | 906 West St         | 055 060 014 | 1           |                            |        |        |        |   |                          | 04/15/2005             | 04/15/2050                     |

# EXHIBIT C

| Project Name | Property Address | Parcel No.  | Total Units | Units Sold by Bedroom Size |        |        | Year Constructed/<br>Year Rehabilitated | Covenant Document Number | Covenant Document Date | Expiration Date of Restriction |
|--------------|------------------|-------------|-------------|----------------------------|--------|--------|---|--------------------------|------------------------|--------------------------------|
|              |                  |             |             | Studio                     | 1 Bdrm | 2 Bdrm | 3 Bdrm                                  | 4+ Bdrm                  |                        |                                |
| RL/CDGB      | 950 Peach Ct     | 054 360 011 | 1           |                            |        |        |   |                          | 03/12/2007             | 03/12/2052                     |
| RL/CDGB      | 30 Thomson St.   | 054 211 002 | 1           |                            |        |        |   |                          | 02/20/2007             | 02/20/2052                     |
| RL/CDGB      | 40 La Macchia Ct | 052 211 004 | 1           |                            |        |        |   |                          | 02/20/2007             | 02/20/2052                     |
| RL/CDGB      | 1380 Marne Dr    | 056 324 008 | 1           |                            |        |        |   |                          | 03/01/2007             | 03/01/2052                     |
| RL/CDGB      | 950 Cherry St    | 054 310 003 | 1           |                            |        |        |   |                          | 03/14/2007             | 03/14/2052                     |